

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/10 Baringhup Street Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/36 Wilson Street Cheltenham VIC 3192	\$620,000	11-Feb-20
2/36 Wilson Street Cheltenham VIC 3192	\$630,000	26-May-20
1/15-19 Argus Street Cheltenham VIC 3192	\$600,000	17-Apr-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2020



**7/36 Wilson Street Cheltenham VIC 3192** Sold Price **\$620,000** Sold Date **11-Feb-20**

 2  1  1

Distance **0.47km**



**2/36 Wilson Street Cheltenham VIC 3192** Sold Price **\$630,000** Sold Date **26-May-20**

 2  1  1

Distance **0.49km**



**1/15-19 Argus Street Cheltenham VIC 3192** Sold Price **\$600,000** Sold Date **17-Apr-20**

 2  1  1

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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