

## 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

5/69 CHESTERVILLE ROAD HIGHETT VIC 3190

### 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2021

to

30 Apr 2022

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

8/8-10 ARGUS STREET CHELTENHAM VIC 3192	\$585,000	18-Dec-21
2/49 WILSON STREET CHELTENHAM VIC 3192	\$590,000	03-Feb-22
1/87 BERNARD STREET CHELTENHAM VIC 3192	\$600,000	05-Mar-22

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: 02 May 2022

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**8/8-10 ARGUS STREET  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$585,000** Sold Date **18-Dec-21**

Distance **0.32km**



**2/49 WILSON STREET  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$590,000** Sold Date **03-Feb-22**

Distance **0.61km**



**1/87 BERNARD STREET  
CHELTENHAM VIC 3192**

 2  1  -

Sold Price <sup>RS</sup> **\$600,000** Sold Date **05-Mar-22**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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