

## 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

22 Mclvor 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,238,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/165 Charman Road Beaumaris VIC 3193	\$1,425,000	26-Oct-21
9 Fairview Avenue Cheltenham VIC 3192	\$1,400,000	31-Jul-21
27 Jack Road Cheltenham VIC 3192	\$1,600,000	18-Oct-21

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: 19 January 2022

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**1/165 Charman Road Beaumaris VIC 3193** Sold Price <sup>RS</sup> **\$1,425,000** <sup>UN</sup> Sold Date **26-Oct-21**

 3  2  2

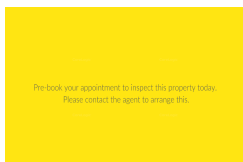
Distance **1.44km**



**9 Fairview Avenue Cheltenham VIC 3192** Sold Price **\$1,400,000** Sold Date **31-Jul-21**

 3  2  4

Distance **0.71km**



**27 Jack Road Cheltenham VIC 3192** Sold Price **\$1,600,000** Sold Date **18-Oct-21**

 4  2  3

Distance **1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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