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

65 Nancy Street Cheltenham VIC 3192

Indicative selling price

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

Single Price	or range between	\$950,000	&	\$1,045,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,220,000	Prop	erty type	ty type House		Suburb	Cheltenham
Period-from	01 Jan 2021	to	31 Dec 2	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
162 Centre Dandenong Road Cheltenham VIC 3192	\$1,080,000	15-Nov-21
368 Bay Road Cheltenham VIC 3192	\$990,000	16-Oct-21
131 Centre Dandenong Road Cheltenham VIC 3192	\$1,059,000	04-Sep-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: 10 January 2022





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162 Centre Dandenong Road Cheltenham VIC 3192

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Sold Price

RS \$1,080,000 Sold Date 15-Nov-21

Distance 0.5km

368 Bay Road Cheltenham VIC 3192 Sold Price

\$990,000 Sold Date

16-Oct-21

Distance 3.59km

131 Centre Dandenong Road Cheltenham VIC 3192

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\$ 2

Sold Price

\$1,059,000 Sold Date 04-Sep-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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