

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

40B Silver 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2020

to

31 Aug 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

23 Evergreen Circuit Cheltenham VIC 3192	\$1,425,000	03-Sep-21
28B Parkin Avenue Cheltenham VIC 3192	\$1,281,300	20-May-21
54B Herald Street Cheltenham VIC 3192	\$1,300,000	02-Jun-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: 22 September 2021



23 Evergreen Circuit Cheltenham VIC 3192

Sold Price

^{RS}
\$1,425,000

Sold Date

03-Sep-21


4



2



2

Distance

0.28km


28B Parkin Avenue Cheltenham VIC 3192

Sold Price

\$1,281,300

Sold Date

20-May-21


4

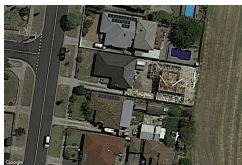


3



1

Distance

0.42km


54B Herald Street Cheltenham VIC 3192

Sold Price

\$1,300,000

Sold Date

02-Jun-21


3



2



-

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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