

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

3 Baringhup 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

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,041,250

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2019

to

31 Aug 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

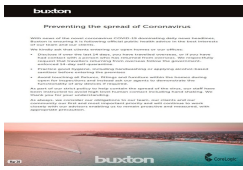











Date of sale

9 Weymar Street Cheltenham VIC 3192	\$1,030,000	21-Mar-20
41 Weymar Street Cheltenham VIC 3192	\$1,000,000	29-Mar-20
14 Fairview Avenue Cheltenham VIC 3192	\$975,000	14-Mar-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: 08 September 2020

	9 Weymar Street Cheltenham VIC 3192  3  1  2	Sold Price	\$1,030,000	Sold Date	21-Mar-20	Distance	0.35km
	41 Weymar Street Cheltenham VIC 3192  3  1  3	Sold Price	\$1,000,000	Sold Date	29-Mar-20	Distance	0.38km
	14 Fairview Avenue Cheltenham VIC 3192  3  1  1	Sold Price	^{RS} \$975,000	Sold Date	14-Mar-20	Distance	0.88km

RS = Recent sale

UN = Undisclosed Sale

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