

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	65 Herald Street Cheltenham, 3192
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,050,000 & \$1,100,000
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### Median sale price

Median price	\$1,191,944	Property Type	HOUSE	Suburb	CHELtenham
Period - From	01-Sep-2022	to	31-Aug-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	64 Bernard Street, Cheltenham	\$1,090,000	15-Apr-2023
2	26 Barclay Drive, Cheltenham	\$1,000,000	05-Aug-2023
3	2 Ashleigh Court, Cheltenham	\$1,076,000	22-Apr-2023

This statement of information was prepared on 02-Oct-2023 at 10:49:52 AM EST