

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/6 May 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

*House

*Unit

X

Suburb

Cheltenham

Period-from

01 Jun 2018

to

31 May 2019

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

2/30 Chesterville Road Cheltenham VIC 3192

\$542,000

28-May-19

9/28 Tulip Grove Cheltenham VIC 3192

\$500,000

31-Dec-18

22/105 Park Road Cheltenham VIC 3192

\$541,200

08-Jan-19

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.~~

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2/30 Chesterville Road Cheltenham VIC 3192

Sold Price

RS

\$542,000

Sold Date

28-May-19

2

1

1

Distance

0.33km



9/28 Tulip Grove Cheltenham VIC 3192

Sold Price

\$500,000

Sold Date

31-Dec-18

2

1

1

Distance

0.34km



22/105 Park Road Cheltenham VIC 3192

Sold Price

\$541,200

Sold Date

08-Jan-19

2

1

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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