

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

10 Pyingerra Crescent 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

\$1,275,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$948,000

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2018

to

31 Aug 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

8 Weatherall Road Cheltenham VIC 3192	\$1,365,000	05-May-19
107 Pellatt Street Beaumaris VIC 3193	\$1,280,000	08-Apr-19
71 Latrobe Street Cheltenham VIC 3192	\$1,300,000	10-Aug-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.~~

This Statement of Information was prepared on: 17 September 2019

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8 Weatherall Road Cheltenham VIC 3192

Sold Price

\$1,365,000

Sold Date

05-May-19

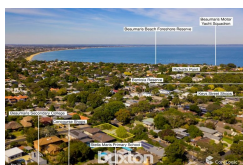
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 3

Distance

0.71km



107 Pellatt Street Beaumaris VIC 3193

Sold Price

\$1,280,000

Sold Date

08-Apr-19

 3

 1

 1

Distance

1.38km



71 Latrobe Street Cheltenham VIC 3192

Sold Price

\$1,300,000

Sold Date

10-Aug-19

 4

 1

 1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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