

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

18A Cobham 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

*House

*Unit

X

Suburb

Cheltenham

Period-from

01 Aug 2018

to

31 Jul 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

2B Lorraine Street Cheltenham VIC 3192	\$949,999	22-May-19
11A Cobham Street Cheltenham VIC 3192	\$1,075,000	01-Jun-19
14A Rimmer Street Mentone VIC 3194	\$990,000	07-Mar-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: 24 August 2019

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2B Lorraine Street Cheltenham VIC 3192 Sold Price **\$949,999** Sold Date **22-May-19**

 3  2  2

Distance **0.12km**



11A Cobham Street Cheltenham VIC 3192 Sold Price **\$1,075,000** Sold Date **01-Jun-19**

 3  2  2

Distance **0.13km**



14A Rimmer Street Mentone VIC 3194 Sold Price **\$990,000** Sold Date **07-Mar-19**

 3  2  1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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