

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

40 BARCLAY DRIVE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,216,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jul 2023

to

30 Jun 2024

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

26 FARM ROAD CHELTENHAM VIC 3192

\$1,080,000

23-Feb-24

24 KARDINIAN AVENUE CHELTENHAM VIC 3192

\$1,100,000

15-Apr-24

3 PETERS DRIVE CHELTENHAM VIC 3192

\$1,150,500

12-Jun-24

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: 16 July 2024



26 FARM ROAD CHELTENHAM VIC 3192

Sold Price

\$1,080,000

Sold Date

23-Feb-24

 3

 2

 2

Distance

0.34km



24 KARDINIAN AVENUE CHELTENHAM VIC 3192

Sold Price

^{RS} **\$1,100,000** ^{UN}

Sold Date

15-Apr-24

 3

 1

 2

Distance

0.48km



3 PETERS DRIVE CHELTENHAM VIC 3192

Sold Price

\$1,150,500

Sold Date

12-Jun-24

 4

 2

 3

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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