

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

5/38 JEAN 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2023

to

31 Jan 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

9A GARFIELD STREET CHELTENHAM VIC 3192	\$851,000	25-Nov-23
3/18 EDSALL STREET HIGHETT VIC 3190	\$1,000,000	09-Sep-23
105/19 HALL STREET CHELTENHAM VIC 3192	\$800,000	08-Feb-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: 27 February 2024



**9A GARFIELD STREET
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$851,000** Sold Date **25-Nov-23**

Distance **0.1km**



**3/18 EDSALL STREET HIGHETT VIC
3190**

3 2 2

Sold Price **\$1,000,000** Sold Date **09-Sep-23**

Distance **0.5km**



**105/19 HALL STREET
CHELTENHAM VIC 3192**

3 2 2

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **08-Feb-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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