

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 Selwood Retreat 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

\$630,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

30 Woodland Drive Cheltenham VIC 3192	\$880,000	03-Aug-20
132 Chesterville Road Cheltenham VIC 3192	\$815,000	15-Aug-20
21 Tintern Mews Cheltenham VIC 3192	\$828,000	20-Feb-21

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: 01 March 2021

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30 Woodland Drive Cheltenham VIC 3192

 3  1  2

Sold Price **\$880,000** Sold Date **03-Aug-20**

Distance **0.05km**



132 Chesterville Road Cheltenham VIC 3192

 3  2  3

Sold Price **\$815,000** Sold Date **15-Aug-20**

Distance **0.21km**



COVID-19 INFORMATION
CONDITIONS OF ENTRY
The health and safety of our visitors and staff is our top priority.
Before entering the open for inspection or inspection of the property, please ensure you are wearing a mask and social distancing. Please do not enter if you are symptomatic or have been in contact with someone who is symptomatic.
Thank you for your cooperation.



21 Tintern Mews Cheltenham VIC 3192

 3  1  2

Sold Price ^{RS} **\$828,000** ^{UN} Sold Date **20-Feb-21**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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