

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

2/34 Herald 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2021

to

31 Dec 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

1/267 Warrigal Road Cheltenham VIC 3192	\$729,000	12-Aug-21
2/31-33 Albenca Street Mentone VIC 3194	\$785,000	06-Nov-21
3/7 Garfield Street Cheltenham VIC 3192	\$800,000	31-Jul-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: 19 January 2022

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



1/267 Warrigal Road Cheltenham VIC 3192

 3  1  1

Sold Price

\$729,000

Sold Date

12-Aug-21

Distance

0.24km



2/31-33 Albenca Street Mentone VIC 3194

 3  1  1

Sold Price

\$785,000

Sold Date

06-Nov-21

Distance

1.77km



3/7 Garfield Street Cheltenham VIC 3192

 3  2  1

Sold Price

\$800,000

Sold Date

31-Jul-21

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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