

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

2/90-92 CHESTERVILLE ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2021

to

31 Oct 2022

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

5/69 CHESTERVILLE ROAD HIGHETT VIC 3190	\$630,000	18-Jun-22
3/1-6 CHAPROWE COURT CHELTENHAM VIC 3192	\$500,000	04-Jun-22
3/27 HEATHER GROVE CHELTENHAM VIC 3192	\$568,000	04-Jun-22

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: 21 November 2022



**5/69 CHESTERVILLE ROAD
HIGHTT VIC 3190**

2 1 1

Sold Price **\$630,000** Sold Date **18-Jun-22**

Distance **0.08km**



**3/1-6 CHAPROWE COURT
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$500,000** Sold Date **04-Jun-22**

Distance **0.53km**



**3/27 HEATHER GROVE
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$568,000** Sold Date **04-Jun-22**

Distance **0.87km**

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

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