

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

7/12-14 HILDA 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2023

to

30 Nov 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

2/2 TANTI STREET CHELTENHAM VIC 3192	765000	03-Aug-24
2/24 BRAMPTON STREET CHELTENHAM VIC 3192	750000	24-Oct-24
5/19 TAYLOR STREET PARKDALE VIC 3195	735000	21-Sep-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: 20 December 2024



2/2 TANTI STREET CHELTENHAM VIC 3192

Sold Price

765000

Sold Date **03-Aug-24**

2 1 2

Distance **1.04km**



2/24 BRAMPTON STREET CHELTENHAM VIC 3192

Sold Price

750000

Sold Date **24-Oct-24**

2 1 2

Distance **0.93km**



5/19 TAYLOR STREET PARKDALE VIC 3195

Sold Price

735000

Sold Date **21-Sep-24**

2 1 2

Distance **1.31km**



10/28-30 OLIVE GROVE PARKDALE VIC 3195

Sold Price

790000

Sold Date **19-Aug-24**

2 1 1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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