

## 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

3/30 Chesterville Road Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2020

to

31 Jan 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

3/65 Chesterville Road Highett VIC 3190	\$599,999	02-Dec-20
4/4 Centre Dandenong Road Cheltenham VIC 3192	\$531,000	19-Aug-20
5/10 Baringhup Street Cheltenham VIC 3192	\$615,000	01-Aug-20

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: 22 February 2021

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**3/65 Chesterville Road Highett VIC 3190** Sold Price **\$599,999** Sold Date **02-Dec-20**

 2  1  1

Distance **0.45km**



**4/4 Centre Dandenong Road Cheltenham VIC 3192** Sold Price **\$531,000** Sold Date **19-Aug-20**

 2  1  1

Distance **0.69km**



**5/10 Baringhup Street Cheltenham VIC 3192** Sold Price **\$615,000** Sold Date **01-Aug-20**

 3  1  1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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