

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

6 KEVIN COURT 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

\$1,225,000

&

\$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,217,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 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

1 TANTI STREET CHELTENHAM VIC 3192	\$1,296,000	20-Apr-24
81 DEVON STREET CHELTENHAM VIC 3192	\$1,307,000	16-Nov-24
4 BLACKBURN DRIVE CHELTENHAM VIC 3192	\$1,273,500	20-Apr-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: 14 January 2025



1 TANTI STREET CHELTENHAM VIC 3192 Sold Price **\$1,296,000** Sold Date **20-Apr-24**

3 2 2

Distance **0.15km**



81 DEVON STREET CHELTENHAM VIC 3192 Sold Price ^{RS} **\$1,307,000** Sold Date **16-Nov-24**

3 2 2

Distance **0.45km**



4 BLACKBURN DRIVE CHELTENHAM VIC 3192 Sold Price **\$1,273,500** Sold Date **20-Apr-24**

3 2 1

Distance **0.95km**

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

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