

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

63B Bernard 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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 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

2/104 Bernard Street Cheltenham VIC 3192	\$950,000	10-Apr-21
43 Dawn Street Highett VIC 3190	\$1,000,000	21-Jun-21
1/6 Peace Street Highett VIC 3190	\$1,000,000	17-May-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.~~

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2/104 Bernard Street Cheltenham VIC 3192

Sold Price

\$950,000

Sold Date

10-Apr-21

 3  2  2

Distance

0.31km



43 Dawn Street Highett VIC 3190

Sold Price

\$1,000,000

Sold Date

21-Jun-21

 2  1  2

Distance

0.76km



1/6 Peace Street Highett VIC 3190

Sold Price

Sold Date

17-May-21

 3  1  2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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