

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 3/1 Hilda Street Cheltenham VIC 3192     | \$630,000 | 13-Apr-20 |
| 34/310 Warrigal Road Cheltenham VIC 3192 | \$610,500 | 15-Feb-20 |
| 6/9 Stawell Street Mentone VIC 3194      | \$585,000 | 20-Mar-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: 13 July 2020

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**3/1 Hilda Street Cheltenham VIC 3192**

2 1 1

Sold Price

**\$630,000**

Sold Date

**13-Apr-20**

Distance

**0.13km**



**34/310 Warrigal Road Cheltenham VIC 3192**

2 1 1

Sold Price

**\$610,500**

Sold Date

**15-Feb-20**

Distance

**0.81km**



**6/9 Stawell Street Mentone VIC 3194**

2 1 1

Sold Price

**\$585,000**

Sold Date

**20-Mar-20**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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