

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

301/5 MAUDE 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

\$690,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 2025

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

304/5 MAUDE STREET CHELTENHAM VIC 3192	\$719,000	05-Dec-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.

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**304/5 MAUDE STREET
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$719,000** Sold Date **05-Dec-24**

Distance **0km**

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

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