

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

8 SEVILLE 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

\$1,200,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,500

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 MONBULK COURT CHELTENHAM VIC 3192	\$1,215,000	14-May-23
15 KARDINIAN AVENUE CHELTENHAM VIC 3192	\$1,114,000	29-Jul-23
4 GARDENIA CRESCENT CHELTENHAM VIC 3192	\$1,075,000	16-Sep-23

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: 10 October 2023



**5 MONBULK COURT CHELTENHAM
VIC 3192**

Sold Price

\$1,215,000

Sold Date

14-May-23

4 2 2

Distance

0.3km



**15 KARDINIAN AVENUE
CHELTENHAM VIC 3192**

Sold Price

\$1,114,000

Sold Date

29-Jul-23

3 1 2

Distance

0.29km



**4 GARDENIA CRESCENT
CHELTENHAM VIC 3192**

Sold Price

^{RS} **\$1,075,000**

Sold Date

16-Sep-23

3 1 2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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