

## 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

1/3 DAVID COURT 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,189,500

Property type

Commercial

Suburb

Cheltenham

Period-from

01 Nov 2022

to

31 Oct 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

4/134 WARRIGAL ROAD MENTONE VIC 3194	\$400,000	21-Oct-23
1/81 WILSON STREET CHELTENHAM VIC 3192	\$430,000	05-Oct-23
10/9 BARKER STREET CHELTENHAM VIC 3192	\$410,000	16-May-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: 14 November 2023



**4/134 WARRIGAL ROAD MENTONE VIC 3194** Sold Price <sup>RS</sup> **\$400,000** <sup>UN</sup> Sold Date **21-Oct-23**

 2  1  1

Distance **1km**



**1/81 WILSON STREET CHELTENHAM VIC 3192** Sold Price **\$430,000** Sold Date **05-Oct-23**

 2  1  1

Distance **1.69km**



**10/9 BARKER STREET CHELTENHAM VIC 3192** Sold Price **\$410,000** Sold Date **16-May-23**

 2  1  2

Distance **1.54km**

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

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