

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

1/7 GILLMAN 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

\$1,020,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,212,000

Property type

House

Suburb

Cheltenham

Period-from

01 May 2023

to

30 Apr 2024

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

9 MACKENZIE STREET CHELTENHAM VIC 3192	\$1,275,000	06-Mar-24
2/184 CHARMAN ROAD CHELTENHAM VIC 3192	\$1,475,000	10-Feb-24
41 SUNRAY AVENUE CHELTENHAM VIC 3192	\$1,212,000	04-May-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.~~

This Statement of Information was prepared on: 13 May 2024



**9 MACKENZIE STREET
CHELTENHAM VIC 3192**

 3  2  2

Sold Price **\$1,275,000** Sold Date **06-Mar-24**

Distance **0.33km**



**2/184 CHARMAN ROAD
CHELTENHAM VIC 3192**

 3  2  2

Sold Price ^{RS} **\$1,475,000** Sold Date **10-Feb-24**

Distance **0.12km**



**41 SUNRAY AVENUE CHELTENHAM
VIC 3192**

 3  2  1

Sold Price ^{RS} **\$1,212,000** ^{UN} Sold Date **04-May-24**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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