

## 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

10 PETERS DRIVE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,189,500

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2022

to

31 Aug 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

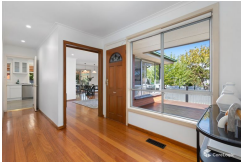
Date of sale

46 LINCOLN DRIVE CHELTENHAM VIC 3192	\$1,189,000	15-Apr-23
39 KARDINIAN AVENUE CHELTENHAM VIC 3192	\$1,090,000	24-Jun-23
10 EUNICE DRIVE CHELTENHAM VIC 3192	\$1,115,000	08-Jul-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: 19 September 2023



**46 LINCOLN DRIVE CHELTENHAM VIC 3192**

3 1 2

Sold Price **\$1,189,000** Sold Date **15-Apr-23**

Distance **0.25km**



**39 KARDINIAN AVENUE CHELTENHAM VIC 3192**

3 2 2

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **24-Jun-23**

Distance **0.45km**



**10 EUNICE DRIVE CHELTENHAM VIC 3192**

3 1 2

Sold Price **\$1,115,000** Sold Date **08-Jul-23**

Distance **0.5km**

RS = Recent sale      UN = Undisclosed Sale

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