

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

11/105 PARK ROAD 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

\$685,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2023

to

31 Mar 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

3/35 JEAN STREET CHELTENHAM VIC 3192	\$715,000	02-Mar-24
2/145 PARK ROAD CHELTENHAM VIC 3192	\$690,000	23-Mar-24
4/3 LATROBE STREET CHELTENHAM VIC 3192	\$755,000	15-Mar-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: 24 April 2024



**3/35 JEAN STREET CHELTENHAM
VIC 3192**

 2  1  2

Sold Price

^{RS} **\$715,000**

Sold Date **02-Mar-24**

Distance **0.41km**



**2/145 PARK ROAD CHELTENHAM
VIC 3192**

 2  1  1

Sold Price

^{RS} **\$690,000**

Sold Date **23-Mar-24**

Distance **0.41km**



**4/3 LATROBE STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

^{RS} **\$755,000**

Sold Date **15-Mar-24**

Distance **1.14km**

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

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