

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

2/2 BELLEVUE 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

\$590,000

&

\$630,000

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

2/8 BELLEVUE ROAD CHELTENHAM VIC 3192	\$587,000	09-Jan-24
7/31 GARFIELD STREET CHELTENHAM VIC 3192	\$600,000	08-Dec-23
7/19 HALL STREET CHELTENHAM VIC 3192	\$605,000	23-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: 15 April 2024



**2/8 BELLEVUE ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$587,000** Sold Date **09-Jan-24**

Distance **0.05km**

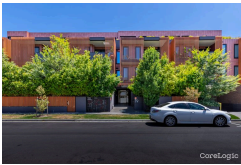


**7/31 GARFIELD STREET
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$600,000** Sold Date **08-Dec-23**

Distance **1.17km**



**7/19 HALL STREET CHELTENHAM
VIC 3192**

 2  2  1

Sold Price ^{RS} **\$605,000** Sold Date **23-Mar-24**

Distance **1.22km**

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

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