

## 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

2/7 GILLMAN STREET 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

\$1,120,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,216,000

Property type

Other

Suburb

Cheltenham

Period-from

01 Jul 2023

to

30 Jun 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

1/7 GILLMAN STREET CHELTENHAM VIC 3192	\$1,200,000	27-May-24
41 SUNRAY AVENUE CHELTENHAM VIC 3192	\$1,212,000	04-May-24
2A PAUL STREET CHELTENHAM VIC 3192	\$1,127,000	18-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: 10 July 2024



**1/7 GILLMAN STREET  
CHELTENHAM VIC 3192**

 3  2  1

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **27-May-24**

Distance **0.02km**



**41 SUNRAY AVENUE CHELTENHAM  
VIC 3192** Sold Price <sup>RS</sup> **\$1,212,000** <sup>UN</sup> Sold Date **04-May-24**

 3  2  1

Distance **1.25km**



**2A PAUL STREET CHELTENHAM  
VIC 3192** Sold Price <sup>RS</sup> **\$1,127,000** Sold Date **18-May-24**

 2  1  1

Distance **1.13km**

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

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