

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

25 CHARLES 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

\$1,410,000

&

\$1,460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,191,944

Property type

House

Suburb

Cheltenham

Period-from

01 Aug 2022

to

31 Jul 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

9 BOOKER STREET CHELTENHAM VIC 3192	\$1,410,000	12-Aug-23
11 BOOKER STREET CHELTENHAM VIC 3192	\$1,445,000	01-Jun-23
50 EVESHAM ROAD CHELTENHAM VIC 3192	\$1,505,000	17-Jun-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: 23 August 2023

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**9 BOOKER STREET CHELTENHAM
 VIC 3192**

3 1 2

Sold Price

^{RS} **\$1,410,000**

Sold Date

12-Aug-23

Distance

0.1km



**11 BOOKER STREET CHELTENHAM
 VIC 3192**

3 1 2

Sold Price

\$1,445,000

Sold Date

01-Jun-23

Distance

0.1km



**50 EVESHAM ROAD CHELTENHAM
 VIC 3192**

3 2 2

Sold Price

^{RS} **\$1,505,000**

Sold Date

17-Jun-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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