

# 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 297 Bay Road, Cheltenham, VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$990,000 & \$1,080,000

### Median sale price

Median price \$1,189,500 Property type House Suburb CHELTENHAM

Period - From 30/10/2022 to 29/10/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	28a Besant Street Hampton East Vic 3188	\$1,075,000	2023-09-07
2	50 Nicol Street Highett Vic 3190	\$1,010,000	2023-07-29
3	38/15-19 Graham Road Highett Vic 3190	\$998,000	2023-07-26

This Statement of Information was prepared on: 30/10/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.