

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

3/10 HIGHAM 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

7/19A GORDON STREET BEAUMARIS VIC 3193	\$656,999	28-Mar-23
3/22 PATTY STREET MENTONE VIC 3194	\$672,500	18-Jul-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: 31 August 2023

Mentone Admin

M 0405539140

E helen.knipe@obre.com.au



**7/19A GORDON STREET
BEAUMARIS VIC 3193**

 2  1  1

Sold Price

\$656,999

Sold Date

28-Mar-23

Distance

0.44km



**3/22 PATTY STREET MENTONE VIC
3194**

 2  1  1

Sold Price

^{RS}
\$672,500

Sold Date

18-Jul-23

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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