

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

3/35 JEAN 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,200

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2023

to

31 Jan 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

2/1 BARKER STREET CHELTENHAM VIC 3192	\$700,000	09-Feb-23
6/27 BARKER STREET CHELTENHAM VIC 3192	\$655,000	20-Apr-23
2/8 STUART AVENUE CHELTENHAM VIC 3192	\$705,000	20-Mar-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: 06 February 2024



2/1 BARKER STREET CHELTENHAM VIC 3192 Sold Price **\$700,000** Sold Date **09-Feb-23**

2 1 1

Distance **0.34km**



6/27 BARKER STREET CHELTENHAM VIC 3192 Sold Price **\$655,000** Sold Date **20-Apr-23**

2 1 1

Distance **0.53km**



2/8 STUART AVENUE CHELTENHAM VIC 3192 Sold Price **\$705,000** Sold Date **20-Mar-23**

2 1 2

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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