

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

31 Cox Street, Cheltenham, VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

--

 or range between

\$950,000

 &

\$1,000,000

Median sale price

Median price

\$ 1,200,000

 Property type

House

 Suburb

CHELTHENHAM

Period - From

09/04/2023

 to

08/04/2024

 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	6a Janice Avenue Cheltenham Vic 3192	\$980,000	2024-04-06
2	6 Selwood Retreat Cheltenham Vic 3192	\$955,000	2024-02-10
3	19b Bernard Street Cheltenham Vic 3192	\$1,090,000	2024-03-06

This Statement of Information was prepared on:

09/04/2024

