

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

44 SWINDEN AVENUE 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

\$975,000

&

\$1,050,000

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

266 WARRIGAL ROAD CHELTENHAM VIC 3192	\$930,000	26-Aug-23
18 TANTI STREET CHELTENHAM VIC 3192	\$1,050,000	10-Jun-23
15 EDWARD STREET CHELTENHAM VIC 3192	\$1,010,000	11-May-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: 29 August 2023



**266 WARRIGAL ROAD
CHELTENHAM VIC 3192**

4 2 2

Sold Price ^{RS} **\$930,000** Sold Date **26-Aug-23**

Distance **0.71km**



**18 TANTI STREET CHELTENHAM
VIC 3192**

3 1 1

Sold Price **\$1,050,000** Sold Date **10-Jun-23**

Distance **0.79km**



**15 EDWARD STREET CHELTENHAM
VIC 3192**

3 2 1

Sold Price **\$1,010,000** Sold Date **11-May-23**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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