

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

49 CENTRAL PARK WALK 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2023

to

31 May 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

47 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$771,000	15-Jun-24
2 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$774,000	12-Jun-24
5/78 WILSON STREET CHELTENHAM VIC 3192	\$815,000	11-May-24

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: 21 June 2024



**47 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$771,000** Sold Date **15-Jun-24**

Distance **0.01km**



**2 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$774,000** Sold Date **12-Jun-24**

Distance **0.13km**



**5/78 WILSON STREET
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$815,000** Sold Date **11-May-24**

Distance **0.75km**



**2/34 SUNRAY AVENUE
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$780,000** Sold Date **27-Apr-24**

Distance **0.93km**



**6/9 ARGUS STREET CHELTENHAM
VIC 3192**

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Sold Price **\$750,000** Sold Date **06-Apr-24**

Distance **0.97km**



**85A CENTRE DANDENONG ROAD
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$795,000** Sold Date **06-Apr-24**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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**4/1317A NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 2 -

Sold Price

^{RS} **\$755,000**

Sold Date **31-May-24**

Distance **1.49km**



**3/1317A NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 2 -

Sold Price

Sold Date **31-May-24**

Distance **1.49km**

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

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