

## 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

5 HOLMBY ROAD CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,212,000

Property type

House

Suburb

Cheltenham

Period-from

01 May 2023

to

30 Apr 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

96 WELLS ROAD BEAUMARIS VIC 3193	1670000	02-Dec-23
7 BOOKER STREET CHELTENHAM VIC 3192	1600000	16-Jan-24
6 AXELTON STREET CHELTENHAM VIC 3192	1580000	05-Apr-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: 29 May 2024



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**96 WELLS ROAD BEAUMARIS VIC 3193** Sold Price **1670000** Sold Date **02-Dec-23**

4 2 2

Distance **1.59km**



**7 BOOKER STREET CHELTENHAM VIC 3192** Sold Price **1600000** Sold Date **16-Jan-24**

2 3 3

Distance **0.59km**



**6 AXELTON STREET CHELTENHAM VIC 3192** Sold Price <sup>RS</sup> **1580000** <sup>UN</sup> Sold Date **05-Apr-24**

4 2 1

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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