

## 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

53 REGENT PARADE 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,189,500

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2022

to

30 Sep 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

3/4 TURNER ROAD HIGHETT VIC 3190	720000	12-Aug-23
11/6 THISTLE GROVE HIGHETT VIC 3190	720000	30-Apr-23
56/62-76 CAVANAGH STREET CHELTENHAM VIC 3192	695000	25-Aug-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: 16 October 2023



**3/4 TURNER ROAD HIGHETT VIC 3190**

Sold Price

<sup>RS</sup> **720000** Sold Date **12-Aug-23**

 2  1  1

Distance **1.36km**



**11/6 THISTLE GROVE HIGHETT VIC 3190**

Sold Price

**720000** Sold Date **30-Apr-23**

 2  1  1

Distance **1.93km**



**56/62-76 CAVANAGH STREET CHELTENHAM VIC 3192**

Sold Price

**695000** Sold Date **25-Aug-23**

 2  -  1

Distance **0.8km**

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

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