

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

6/117 PARK ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2023

to

31 Jan 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

2/5-7 RADCLIFF AVENUE CHELTENHAM VIC 3192	\$500,000	17-Oct-23
12/250 CHARMAN ROAD CHELTENHAM VIC 3192	\$445,000	11-Jan-24
101/15 MAUDE STREET CHELTENHAM VIC 3192	\$450,000	25-Dec-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: 14 February 2024

**2/5-7 RADCLIFF AVENUE
CHELTENHAM VIC 3192**

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Sold Price **\$500,000** Sold Date **17-Oct-23**Distance **0.89km****12/250 CHARMAN ROAD
CHELTENHAM VIC 3192**

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Sold Price **\$445,000** Sold Date **11-Jan-24**Distance **0.7km****101/15 MAUDE STREET
CHELTENHAM VIC 3192**

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Sold Price **\$450,000** Sold Date **25-Dec-23**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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