

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

7/38 JEAN STREET 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

\$680,000

&

\$733,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2023

to

31 Mar 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

5/4 TENNYSON STREET HIGHETT VIC 3190	\$728,000	26-Feb-24
17 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$730,000	04-Nov-23
67 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$735,000	18-Nov-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: 30 April 2024



**5/4 TENNYSON STREET HIGHETT
VIC 3190**

2 2 1

Sold Price

\$728,000

Sold Date **26-Feb-24**

Distance **0.83km**



**17 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

2 2 1

Sold Price

\$730,000

Sold Date **04-Nov-23**

Distance **1.52km**



**67 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

2 2 1

Sold Price

\$735,000

Sold Date **18-Nov-23**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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