

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

7/6 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2022

to

31 Jan 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

4/23 BARKER STREET CHELTENHAM VIC 3192	\$688,555	30-Nov-22
15/38 JEAN STREET CHELTENHAM VIC 3192	\$725,000	14-Oct-22
6/11 WILSON STREET CHELTENHAM VIC 3192	\$691,200	08-Nov-22

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: 24 February 2023

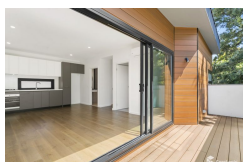
Mentone Admin

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**4/23 BARKER STREET
CHELTENHAM VIC 3192**
 2
  2
  1

 Sold Price **\$688,555** Sold Date **30-Nov-22**

 Distance **0.24km**

**15/38 JEAN STREET CHELTENHAM
VIC 3192**
 2
  2
  1

 Sold Price **\$725,000** Sold Date **14-Oct-22**

 Distance **0.26km**

**6/11 WILSON STREET
CHELTENHAM VIC 3192**
 2
  1
  2

 Sold Price **\$691,200** Sold Date **08-Nov-22**

 Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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