

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 BOOKER 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

\$1,450,000

&

\$1,550,000

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

11 BOOKER STREET CHELTENHAM VIC 3192	\$1,445,000	01-Jun-23
7 SWINDEN AVENUE CHELTENHAM VIC 3192	\$1,600,000	18-Aug-23
36 BOURKE STREET MENTONE VIC 3194	\$1,730,000	16-May-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.~~

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11 BOOKER STREET CHELTENHAM VIC 3192

3 1 2

Sold Price **\$1,445,000** Sold Date **01-Jun-23**

Distance **0.03km**



7 SWINDEN AVENUE CHELTENHAM VIC 3192

3 2 2

Sold Price ^{RS} **\$1,600,000** Sold Date **18-Aug-23**

Distance **0.33km**



36 BOURKE STREET MENTONE VIC 3194

3 2 2

Sold Price **\$1,730,000** Sold Date **16-May-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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