

## 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

8/17A Judd 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2018

to

31 Oct 2019

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

5/226 Warrigal Road Cheltenham VIC 3192	\$590,000	31-Aug-19
6/163 Centre Dandenong Road Cheltenham VIC 3192	\$570,000	09-Nov-19
4/25 Brampton Street Cheltenham VIC 3192	\$574,500	12-Oct-19

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: 13 November 2019



**5/226 Warrigal Road Cheltenham  
VIC 3192**

 2  1  1

Sold Price

**\$590,000**

Sold Date

**31-Aug-19**

Distance

**0.14km**



**6/163 Centre Dandenong Road  
Cheltenham VIC 3192**

 2  1  1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**09-Nov-19**

Distance

**0.77km**



**4/25 Brampton Street Cheltenham  
VIC 3192**

 2  1  1

Sold Price

<sup>RS</sup> **\$574,500** <sup>UN</sup>

Sold Date

**12-Oct-19**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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