

## 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

7/8-10 Argus Street 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

\$675,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2020

to

31 May 2021

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

5/11 Argus Street Cheltenham VIC 3192	\$485,000	27-Mar-21
7/9-11 Radcliff Avenue Cheltenham VIC 3192	\$558,000	01-Feb-21
3/30 Chesterville Road Cheltenham VIC 3192	\$600,000	22-Feb-21

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 June 2021



**5/11 Argus Street Cheltenham VIC 3192**

Sold Price

**\$485,000**

Sold Date

**27-Mar-21**

2 1 1

Distance

**0.08km**



**7/9-11 Radcliff Avenue Cheltenham VIC 3192**

Sold Price

**\$558,000**

Sold Date

**01-Feb-21**

2 1 1

Distance

**0.17km**



**3/30 Chesterville Road Cheltenham VIC 3192**

Sold Price

**\$600,000**

Sold Date

**22-Feb-21**

2 1 1

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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