

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

3/25 BRAMPTON 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

16/62-76 CAVANAGH STREET CHELTENHAM VIC 3192	\$620,000	14-Sep-21
9/310 WARRIGAL ROAD CHELTENHAM VIC 3192	\$650,000	16-Nov-21
5/17A JUDD PARADE CHELTENHAM VIC 3192	\$615,000	17-Dec-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: 29 March 2022



**16/62-76 CAVANAGH STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$620,000** Sold Date **14-Sep-21**

Distance -



**9/310 WARRIGAL ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$650,000** Sold Date **16-Nov-21**

Distance **0.09km**



**5/17A JUDD PARADE
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$615,000** Sold Date **17-Dec-21**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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