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	3/11 Jellicoe 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$631,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Mar 2020	to	28 Feb 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
G11/19 Hall Street Cheltenham VIC 3192	$710,000	27-Feb-21
2/8 Glyn Court Cheltenham VIC 3192	$754,500	17-Oct-20
3/24 Lorna Street Cheltenham VIC 3192	$740,000	19-Nov-20

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: 26 March 2021

Brian Lewin
M 0434 047 939
E brian@lewinrealestate.com.au



G11/19 Hall Street Cheltenham VIC 3192

2 2 1

Sold Price RS **$710,000** Sold Date **27-Feb-21**

Distance **0.52km**



2/8 Glyn Court Cheltenham VIC 3192

2 1 2

Sold Price **$754,500** Sold Date **17-Oct-20**

Distance **0.65km**



3/24 Lorna Street Cheltenham VIC 3192

2 1 1

Sold Price **$740,000** Sold Date **19-Nov-20**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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