

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

4 SHIRLIAN 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,237,500

Property type

House

Suburb

Cheltenham

Period-from

01 Aug 2023

to

31 Jul 2024

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 SHIRLIAN STREET CHELTENHAM VIC 3192	\$1,175,000	16-Mar-24
6 JELLS ROAD CHELTENHAM VIC 3192	\$1,125,000	27-Apr-24
2 BARCLAY DRIVE CHELTENHAM VIC 3192	\$1,155,000	09-Aug-24

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: 20 August 2024



5 SHIRLIAN STREET CHELTENHAM VIC 3192

3 2 1

Sold Price

\$1,175,000

Sold Date

16-Mar-24

Distance

0.06km



6 JELLS ROAD CHELTENHAM VIC 3192

3 2 2

Sold Price

\$1,125,000

Sold Date

27-Apr-24

Distance

0.25km



2 BARCLAY DRIVE CHELTENHAM VIC 3192

3 1 2

Sold Price

^{RS} **\$1,155,000**

Sold Date

09-Aug-24

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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