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	4/14 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Nov 2020	to	31 Oct 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
9/46-48 Wilson Street Cheltenham VIC 3192	$660,000	09-Sep-21
2/11 Wilson Street Cheltenham VIC 3192	$665,000	16-Jul-21
2/19 Sunray Avenue Cheltenham VIC 3192	$660,000	30-Sep-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: 01 November 2021

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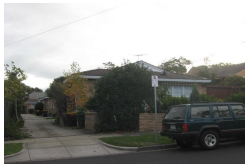


9/46-48 Wilson Street Cheltenham VIC 3192

2 1 1

Sold Price **$660,000** Sold Date **09-Sep-21**

Distance **0.2km**



2/11 Wilson Street Cheltenham VIC 3192

2 1 2

Sold Price **$665,000** Sold Date **16-Jul-21**

Distance **0.35km**



2/19 Sunray Avenue Cheltenham VIC 3192

2 1 1

Sold Price RS **$660,000** Sold Date **30-Sep-21**

Distance **0.38km**

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

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