Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 BETTINA COURT 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,213,000	Property type	House	Suburb	Cheltenham
Period-from	01 Apr 2021	to	31 Mar 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 TANTI STREET CHELTENHAM VIC 3192	$1,430,000	18-Dec-21
21 COX STREET CHELTENHAM VIC 3192	$1,430,000	27-Oct-21
36 EUNICE DRIVE CHELTENHAM VIC 3192	$1,190,000	14-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 April 2022

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16 TANTI STREET CHELTENHAM VIC 3192

3 2 2

Sold Price **$1,430,000** Sold Date **18-Dec-21**

Distance **0.73km**



21 COX STREET CHELTENHAM VIC 3192

4 2 2

Sold Price Sold Date **27-Oct-21**

Distance **0.45km**



36 EUNICE DRIVE CHELTENHAM VIC 3192

3 1 2

Sold Price RS **$1,190,000** Sold Date **14-Feb-22**

Distance **0.41km**

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

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