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	17 HARTWELL PLACE 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	$1,125,000	&	$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,300,000	Property type	House	Suburb	Cheltenham
Period-from	01 May 2021	to	30 Apr 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
100 BERNARD STREET CHELTENHAM VIC 3192	$1,130,000	14-May-22
97 HERALD STREET CHELTENHAM VIC 3192	$1,050,000	12-Mar-22
36 EUNICE DRIVE CHELTENHAM VIC 3192	$1,190,000	13-Feb-22

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: 30 May 2022

CONSUMER AFFAIRS VICTORIA

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100 BERNARD STREET CHELTENHAM VIC 3192

3 1 2

Sold Price RS $1,130,000 Sold Date 14-May-22

Distance 0.67km



97 HERALD STREET CHELTENHAM VIC 3192

3 1 2

Sold Price $1,050,000 Sold Date 12-Mar-22

Distance 0.89km



36 EUNICE DRIVE CHELTENHAM VIC 3192

3 1 2

Sold Price $1,190,000 Sold Date 13-Feb-22

Distance 1.58km

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

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