

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 5/22 Tilley Street, Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$540,000 & \$590,000

Median sale price

Median price \$631,000 Property type Unit Suburb Cheltenham

Period - From 01 Apr 2020 to 31 Mar 2021 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/22 Follett Road, Cheltenham VIC 3192	\$642,000	13-Oct-20
1/24 Devon Street, Cheltenham VIC 3192	\$685,000	04-Dec-20
3/1 Sunray Avenue, Cheltenham VIC 3192	\$673,500	28-Nov-20

This Statement of Information was prepared on: 09 April 2021