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	8 ROSEWARNE AVENUE 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	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,280,000	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 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
2 ELISSA COURT CHELTENHAM VIC 3192	$1,385,000	02-Apr-22
20 REEVE COURT CHELTENHAM VIC 3192	$1,620,000	23-Oct-21
7 REEVE COURT CHELTENHAM VIC 3192	$1,470,000	14-Oct-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.~~

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2 ELISSA COURT CHELTENHAM VIC 3192

4 2 2

Sold Price RS $1,385,000 Sold Date 02-Apr-22

Distance 1.41km



20 REEVE COURT CHELTENHAM VIC 3192

3 2 1

Sold Price $1,620,000 Sold Date 23-Oct-21

Distance -



7 REEVE COURT CHELTENHAM VIC 3192

3 2 2

Sold Price $1,470,000 Sold Date 14-Oct-21

Distance -

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

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