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	44 Bernard Street, Cheltenham, VIC 3192

Indicative selling price

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

Single price		or range between	$950,000	&	$1,000,000

Median sale price

Median price	$ 1,239,500	Property type	House	Suburb	CHELTENHAM
Period - From	04/04/2024	to	03/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5 Delacombe Court Cheltenham Vic 3192	$1,001,000	2024-07-16
2	18 Eunice Drive Cheltenham Vic 3192	$982,000	2024-06-24
3	49 Fairview Avenue Cheltenham Vic 3192	$1,030,000	2024-06-15

This Statement of Information was prepared on: 04/10/2024

CONSUMER AFFAIRS VICTORIA