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	15 ABBINGTON 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,250,250	Property type	Other	Suburb	Cheltenham
Period-from	01 Jun 2021	to	31 May 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
3/22 TURNER ROAD HIGHETT VIC 3190	1200000	22-Mar-22
4A HOLYROOD STREET HIGHETT VIC 3190	1170000	07-May-22
6 MORETON WALK CHELTENHAM VIC 3192	1130000	28-Apr-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: 27 June 2022

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3/22 TURNER ROAD HIGHETT VIC 3190

3 2 2

Sold Price **1200000** Sold Date **22-Mar-22**

Distance **1.36km**



4A HOLYROOD STREET HIGHETT VIC 3190

3 2 2

Sold Price RS **1170000** UN Sold Date **07-May-22**

Distance **1.72km**



6 MORETON WALK CHELTENHAM VIC 3192

4 3 2

Sold Price **1130000** Sold Date **28-Apr-22**

Distance **0.03km**

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

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