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	2/26 CHARLES STREET 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	$500,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Nov 2021	to	31 Oct 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
10/138 CENTRE DANDENONG ROAD CHELTENHAM VIC 3192	$515,000	19-Aug-22
6/35-37 BALCOMBE ROAD MENTONE VIC 3194	$522,000	23-Jul-22
3/1-6 CHAPROWE COURT CHELTENHAM VIC 3192	$500,000	04-Jun-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: 09 November 2022

belle PROPERTY

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10/138 CENTRE DANDENONG ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price **$515,000** Sold Date **19-Aug-22**

Distance **1.09km**



6/35-37 BALCOMBE ROAD MENTONE VIC 3194

2 1 1

Sold Price **$522,000** Sold Date **23-Jul-22**

Distance **1.13km**



3/1-6 CHAPROWE COURT CHELTENHAM VIC 3192

2 1 1

Sold Price **$500,000** Sold Date **04-Jun-22**

Distance **1.38km**



3/6 RIVIERA STREET MENTONE VIC 3194

2 1 1

Sold Price **$532,500** Sold Date **26-Jul-22**

Distance **1.37km**

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

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