

## 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

4/4 BELLEVUE ROAD CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$587,000

&

\$637,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2023

to

31 Jul 2024

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

|   |           |           |
|---|-----------|-----------|
| 2/2 BELLEVUE ROAD CHELTENHAM VIC 3192     | \$595,000 | 24-Apr-24 |
| 15/31 GARFIELD STREET CHELTENHAM VIC 3192 | \$565,000 | 15-Aug-24 |
| 7/19 HALL STREET CHELTENHAM VIC 3192      | \$605,000 | 23-Mar-24 |

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: 30 August 2024



**2/2 BELLEVUE ROAD  
 CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$595,000** Sold Date **24-Apr-24**

Distance **0.02km**

Physical inspections are on hold, but that doesn't mean your property search should be.  
  
 Beat the rush and apply immediately. Secure your next property to move into as soon as you can

**15/31 GARFIELD STREET  
 CHELTENHAM VIC 3192**

 2  2  1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **15-Aug-24**

Distance **1.14km**



**7/19 HALL STREET CHELTENHAM  
 VIC 3192**

 2  2  1

Sold Price <sup>RS</sup> **\$605,000** Sold Date **23-Mar-24**

Distance **1.2km**

RS = Recent sale      UN = Undisclosed Sale

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