

## 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

20 Correa Avenue 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

House

Suburb

Cheltenham

Period-from

01 Feb 2020

to

31 Jan 2021

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

3 Churchill Avenue Cheltenham VIC 3192	\$1,192,000	10-Jun-20
5 Gilford Grove Cheltenham VIC 3192	\$1,105,000	15-Aug-20
40 Jack Road Cheltenham VIC 3192	\$1,050,000	31-Oct-20

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: 22 February 2021

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**3 Churchill Avenue Cheltenham VIC 3192** Sold Price **\$1,192,000** Sold Date **10-Jun-20**

 4  2  2

Distance **0.47km**



**5 Gilford Grove Cheltenham VIC 3192** Sold Price **\$1,105,000** Sold Date **15-Aug-20**

 3  1  3

Distance **0.52km**



**40 Jack Road Cheltenham VIC 3192** Sold Price **\$1,050,000** Sold Date **31-Oct-20**

 3  1  1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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