

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 6 Lorna Street, Cheltenham, VIC 3192

Indicative selling price

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

Single price \$1,220,000

or range between

&

Median sale price

Median price \$1,176,500

Property type House

Suburb CHELTENHAM

Period - From 29/03/2021

to

25/09/2021

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	83 Beatrice Street Cheltenham Vic 3192	\$1,210,000	2021-05-22
2	65 Centre Dandenong Road Cheltenham Vic 3192	\$1,239,000	2021-04-17
3	40 Eunice Drive Cheltenham Vic 3192	\$1,210,000	2021-07-23

This Statement of Information was prepared on: 25/09/2021