

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

26 Erskine 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

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/11 Tulip Grove Cheltenham VIC 3192	\$950,000	10-Nov-18
45 Tulip Grove Cheltenham VIC 3192	\$1,095,000	23-Jun-19
44A Tulip Grove Cheltenham VIC 3192	\$935,000	02-Mar-19

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: 15 October 2019



1/11 Tulip Grove Cheltenham VIC 3192

 3  2  2

Sold Price

\$950,000

Sold Date

10-Nov-18

Distance

0.31km



45 Tulip Grove Cheltenham VIC 3192

 3  2  2

Sold Price

\$1,095,000

Sold Date

23-Jun-19

Distance

0.44km



44A Tulip Grove Cheltenham VIC 3192

 3  2  2

Sold Price

\$935,000

Sold Date

02-Mar-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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