

# 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

8 Eila Close, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$980,000

### Median sale price

Median price \$1,041,250

Property Type House

Suburb Cheltenham

Period - From 16/06/2019

to 15/06/2020

Source REIV

### 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 six 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	12 Elliott St CHELTENHAM 3192	\$950,000	17/04/2020
2	2 Darvall Ct CHELTENHAM 3192	\$920,000	18/03/2020
3	10 Willow Av CHELTENHAM 3192	\$920,000	23/03/2020

**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 six months.~~

This Statement of Information was prepared on:

16/06/2020 15:52

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**Indicative Selling Price**

\$895,000 - \$980,000

**Median House Price**

16/06/2019 - 15/06/2020: \$1,041,250



3 1 2

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**12 Elliott St CHELTENHAM 3192 (REI)**

Agent Comments

3 1 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 17/04/2020

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**2 Darvall Ct CHELTENHAM 3192 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 18/03/2020

**Property Type:** House

**Land Size:** 619 sqm approx



**10 Willow Av CHELTENHAM 3192 (REI)**

Agent Comments

3 1 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 23/03/2020

**Property Type:** House