

# 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

2 Moonda Grove, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$1,050,000 Property Type House Suburb Cheltenham

Period - From 01/07/2019 to 30/09/2019 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	21 Merton CI CHELTENHAM 3192	\$1,055,000	24/05/2019
2	19 Irene Ct CHELTENHAM 3192	\$1,010,000	31/08/2019
3	9 Bayliss Ct CHELTENHAM 3192	\$985,000	26/10/2019

**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:

07/11/2019 18:43



3   
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**Property Type:** House  
**Land Size:** 719 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

September quarter 2019: \$1,050,000

## Comparable Properties



**21 Merton CI CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

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**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 24/05/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 584 sqm approx



**19 Irene Ct CHELTENHAM 3192 (REI)**

**Agent Comments**

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**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** House (Res)



**9 Bayliss Ct CHELTENHAM 3192 (REI)**

**Agent Comments**

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**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)