

## 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

2/10-12 Eagland Road 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,250

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2020

to

31 Oct 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

4/17A Judd Parade Cheltenham VIC 3192	\$670,000	22-May-21
8/87 Nepean Highway Mentone VIC 3194	\$570,000	19-Oct-21
25/94-96 Cavanagh Street Cheltenham VIC 3192	\$650,000	21-Aug-21

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: 24 November 2021



**4/17A Judd Parade Cheltenham VIC 3192** Sold Price **\$670,000** Sold Date **22-May-21**  
🛏️ 2 🚿 1 🚗 1 Distance **0.19km**



**8/87 Nepean Highway Mentone VIC 3194** Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **19-Oct-21**  
🛏️ 2 🚿 1 🚗 1 Distance **0.95km**



**25/94-96 Cavanagh Street Cheltenham VIC 3192** Sold Price **\$650,000** Sold Date **21-Aug-21**  
🛏️ 2 🚿 1 🚗 1 Distance **1.76km**

RS = Recent sale      UN = Undisclosed Sale

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