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

4 Eila Close Cheltenham VIC 3192

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$1,050,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,060,000	Property type	House	Suburb	Cheltenham						

30 Sep 2020

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2019

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.

to

Address of comparable property	Price	Date of sale	
8 Eila Close Cheltenham VIC 3192	\$960,000	11-Jul-20	
9 Mena Avenue Cheltenham VIC 3192	\$1,100,000	20-Jun-20	
83 Devon Street Cheltenham VIC 3192	\$1,065,000	27-Jun-20	

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: 26 October 2020



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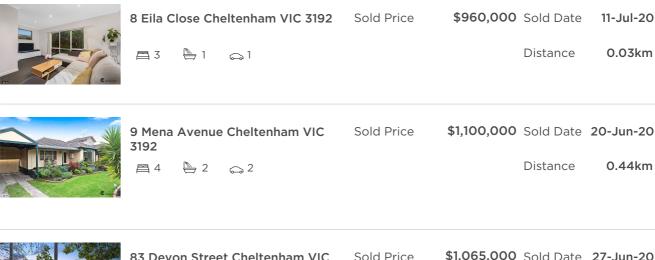
consumer.vic.gov.au



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6	83 Dev 3192	on Stree	et Cheltenham VIC	Sold Price	\$1,065,000	Sold Date	27-Jun-20
	昌 3	2 🚔	⇔ 2			Distance	0.52km

RS = Recent sale UN = Undisclosed Sale

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