

## 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

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

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2019

to

30 Sep 2020

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

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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**8 Eila Close Cheltenham VIC 3192**

Sold Price

**\$960,000**

Sold Date

**11-Jul-20**

 3  1  1

Distance

**0.03km**



**9 Mena Avenue Cheltenham VIC 3192**

Sold Price

**\$1,100,000**

Sold Date

**20-Jun-20**

 4  2  2

Distance

**0.44km**



**83 Devon Street Cheltenham VIC 3192**

Sold Price

**\$1,065,000**

Sold Date

**27-Jun-20**

 3  2  2

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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