

## 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

2/3 Evergreen Circuit 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

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2019

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 27C Tennyson Street Highett VIC 3190 | \$940,000 | 17-May-20 |
| 110 Oak Avenue Mentone VIC 3194      | \$865,000 | 26-Jun-20 |
| 3/8 Dawn Street Highett VIC 3190     | \$899,000 | 11-May-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: 14 July 2020



**27C Tennyson Street Highett VIC 3190**

Sold Price

**\$940,000**

Sold Date **17-May-20**

 3  2  2

Distance **1.3km**



**110 Oak Avenue Mentone VIC 3194**

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date **26-Jun-20**

 3  2  2

Distance **1.32km**



**3/8 Dawn Street Highett VIC 3190**

Sold Price

**\$899,000**

Sold Date **11-May-20**

 3  2  2

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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