

## 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

212 Centre Dandenong 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

\$820,000

&

\$900,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 198 Warrigal Road Cheltenham VIC 3192 | \$810,000 | 27-Jul-20 |
| 90 Benkel Avenue Cheltenham VIC 3192  | \$880,000 | 04-Sep-20 |
| 10 Monbulk Court Cheltenham VIC 3192  | \$900,000 | 11-Jul-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: 30 October 2020



**198 Warrigal Road Cheltenham VIC 3192** Sold Price **\$810,000** Sold Date **27-Jul-20**  
 Distance **0.96km**  
 3 1 2



**90 Benkel Avenue Cheltenham VIC 3192** Sold Price **\$880,000** Sold Date **04-Sep-20**  
 Distance **0.35km**  
 3 2 4



**10 Monbulk Court Cheltenham VIC 3192** Sold Price **\$900,000** Sold Date **11-Jul-20**  
 Distance **0.17km**  
 3 2 -

RS = Recent sale UN = Undisclosed Sale

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