

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

8 Mena Avenue Cheltenham VIC 3192

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,500

Property type

House

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

6 Lorna Street Cheltenham VIC 3192	\$1,185,000	30-Sep-21
6 Rio Vista Court Cheltenham VIC 3192	\$1,265,000	26-Jun-21
6 Dianne Court Cheltenham VIC 3192	\$1,160,000	22-Oct-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: 22 November 2021



6 Lorna Street Cheltenham VIC 3192

3 1 1

Sold Price ^{RS} **\$1,185,000** ^{UN} Sold Date **30-Sep-21**

Distance **0.6km**



6 Rio Vista Court Cheltenham VIC 3192

5 2 2

Sold Price **\$1,265,000** Sold Date **26-Jun-21**

Distance **0.67km**



6 Dianne Court Cheltenham VIC 3192

4 2 2

Sold Price ^{RS} **\$1,160,000** Sold Date **22-Oct-21**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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