

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

6 Rio Vista Court 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

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,083,500

Property type

House

Suburb

Cheltenham

Period-from

01 May 2020

to

30 Apr 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

4 Byrne Court Cheltenham VIC 3192	\$1,129,000	19-Dec-20
6 Shelford Court Cheltenham VIC 3192	\$1,200,000	24-Dec-20
12 Eunice Drive Cheltenham VIC 3192	\$1,243,000	25-Feb-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.~~

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	4 Byrne Court Cheltenham VIC 3192	Sold Price	\$1,129,000	Sold Date 19-Dec-20
	 3  1  2			Distance 0.21km
	6 Shelford Court Cheltenham VIC 3192	Sold Price	\$1,200,000	Sold Date 24-Dec-20
	 3  2  2			Distance 0.45km
	12 Eunice Drive Cheltenham VIC 3192	Sold Price	\$1,243,000	Sold Date 25-Feb-21
	 3  2  2			Distance 0.49km

RS = Recent sale

UN = Undisclosed Sale

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