

## 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 Tomar Court 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

\$930,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Cheltenham

Period-from

01 Nov 2018

to

31 Oct 2019

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 Robross Street Cheltenham VIC 3192	\$964,000	14-Oct-19
6 Gaybre Court Cheltenham VIC 3192	\$915,000	18-May-19
6 Clara Court Cheltenham VIC 3192	\$975,000	29-Jul-19

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: 09 November 2019

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**6 Robross Street Cheltenham VIC 3192**

Sold Price

**\$964,000**

Sold Date

**14-Oct-19**

 3

 1

 1

Distance

**0.17km**



**6 Gaybre Court Cheltenham VIC 3192**

Sold Price

**\$915,000**

Sold Date

**18-May-19**

 3

 3

 2

Distance

**0.22km**



**6 Clara Court Cheltenham VIC 3192**

Sold Price

**\$975,000<sup>UN</sup>**

Sold Date

**29-Jul-19**

 4

 2

 2

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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