

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

1 Avalon 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 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

| | | |
|---|-------------|-----------|
| 61 Centre Dandenong Road Cheltenham VIC 3192 | \$1,173,000 | 10-Apr-21 |
| 131 Centre Dandenong Road Cheltenham VIC 3192 | \$1,059,000 | 04-Sep-21 |
| 30 Jacaranda Avenue Cheltenham VIC 3192 | \$1,112,500 | 02-Jul-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: 01 October 2021

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**61 Centre Dandenong Road
Cheltenham VIC 3192**

 3  1  1

Sold Price

\$1,173,000

Sold Date

10-Apr-21

Distance

0.31km



**131 Centre Dandenong Road
Cheltenham VIC 3192**

 3  2  1

Sold Price

^{RS} **\$1,059,000**

Sold Date

04-Sep-21

Distance

0.33km



**30 Jacaranda Avenue Cheltenham
VIC 3192**

 3  1  2

Sold Price

\$1,112,500

Sold Date

02-Jul-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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