

## 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 Evergreen Circuit 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2020

to

31 May 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

1A Coolac Street Cheltenham VIC 3192	\$995,000	22-Dec-20
1/25 Weymar Street Cheltenham VIC 3192	\$950,000	24-Feb-21
1B Glyn Court Cheltenham VIC 3192	\$999,000	09-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.~~

This Statement of Information was prepared on: 25 June 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



### 1A Coolac Street Cheltenham VIC 3192

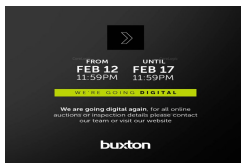
Sold Price

**\$995,000**

Sold Date **22-Dec-20**

 3  2  1

Distance **0.41km**



### 1/25 Weymar Street Cheltenham VIC 3192

Sold Price

**\$950,000**

Sold Date **24-Feb-21**

 3  1  2

Distance **0.44km**



### 1B Glyn Court Cheltenham VIC 3192

Sold Price

**\$999,000**

Sold Date **09-Feb-21**

 3  1  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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