

## 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

20 Everest Drive 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,092,500

Property type

House

Suburb

Cheltenham

Period-from

01 Aug 2020

to

31 Jul 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

8 Woodland Drive Cheltenham VIC 3192	\$800,500	01-May-21
2/59 Chesterville Road Highett VIC 3190	\$801,000	06-Feb-21
21 Tintern Mews Cheltenham VIC 3192	\$828,000	20-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: 03 August 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



**8 Woodland Drive Cheltenham VIC 3192**

Sold Price

**\$800,500**

Sold Date

**01-May-21**

 3

 2

 2

Distance

**0.09km**



**2/59 Chesterville Road Highett VIC 3190**

Sold Price

**\$801,000**

Sold Date

**06-Feb-21**

 3

 2

 2

Distance

**0.27km**



**21 Tintern Mews Cheltenham VIC 3192**

Sold Price

**\$828,000**

Sold Date

**20-Feb-21**

 3

 1

 2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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