

## 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

2/7 Janice Avenue 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/12 Janice Avenue Cheltenham VIC 3192	\$667,000	10-Jun-20
4/90-92 Chesterville Road Cheltenham VIC 3192	\$697,500	25-May-20
36 Tintern Mews Cheltenham VIC 3192	\$697,000	04-Jul-20

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: 05 November 2020

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**1/12 Janice Avenue Cheltenham VIC 3192**

Sold Price

**\$667,000**

Sold Date **10-Jun-20**

 2  1  1

Distance **0.07km**



**4/90-92 Chesterville Road Cheltenham VIC 3192**

Sold Price

**\$697,500**

Sold Date **25-May-20**

 2  1  1

Distance **1.74km**



**36 Tintern Mews Cheltenham VIC 3192**

Sold Price

**\$697,000**

Sold Date **04-Jul-20**

 2  1  -

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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