

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

13 MENA AVENUE 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

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,500

Property type

House

Suburb

Cheltenham

Period-from

01 Nov 2022

to

31 Oct 2023

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

261 WARRIGAL ROAD CHELTENHAM VIC 3192	\$1,065,000	19-Aug-23
22 ALDEN COURT CHELTENHAM VIC 3192	\$1,075,000	26-Aug-23
6 FARM ROAD CHELTENHAM VIC 3192	\$1,237,000	05-Aug-23

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: 13 November 2023



**261 WARRIGAL ROAD
CHELTENHAM VIC 3192**

4 2 2

Sold Price **\$1,065,000** Sold Date **19-Aug-23**

Distance **0.62km**



**22 ALDEN COURT CHELTENHAM
VIC 3192**

4 1 2

Sold Price **\$1,075,000** Sold Date **26-Aug-23**

Distance **0.71km**



**6 FARM ROAD CHELTENHAM VIC
3192**

4 2 2

Sold Price **\$1,237,000** Sold Date **05-Aug-23**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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