

## 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

19 Moonda Grove 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Cheltenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

3 Jarrahdale Street Cheltenham VIC 3192	\$1,285,000	27-Sep-21
8 Mena Avenue Cheltenham VIC 3192	\$1,310,000	03-Dec-21
6 Egerton Avenue Cheltenham VIC 3192	\$1,340,000	28-Oct-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: 02 March 2022

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**3 Jarrahdale Street Cheltenham VIC 3192** Sold Price **\$1,285,000** Sold Date **27-Sep-21**

 3  1  2

Distance **0.28km**



**8 Mena Avenue Cheltenham VIC 3192** Sold Price <sup>RS</sup> **\$1,310,000** <sup>UN</sup> Sold Date **03-Dec-21**

 3  2  2

Distance **0.38km**



**6 Egerton Avenue Cheltenham VIC 3192** Sold Price **\$1,340,000** Sold Date **28-Oct-21**

 3  1  2

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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