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	36 Eunice Drive 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	$1,150,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,238,000	Property type	House	Suburb	Cheltenham
Period-from	01 Jan 2021	to	31 Dec 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
40 Eunice Drive Cheltenham VIC 3192	$1,210,000	21-Jul-21
6 Dianne Court Cheltenham VIC 3192	$1,160,000	22-Oct-21
30 Jacaranda Avenue Cheltenham VIC 3192	$1,112,500	02-Jul-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: 26 January 2022

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40 Eunice Drive Cheltenham VIC 3192

3 1 2

Sold Price **$1,210,000** Sold Date **21-Jul-21**

Distance **0.03km**



6 Dianne Court Cheltenham VIC 3192

4 2 2

Sold Price **$1,160,000** Sold Date **22-Oct-21**

Distance **0.14km**



30 Jacaranda Avenue Cheltenham VIC 3192

3 1 2

Sold Price **$1,112,500** Sold Date **02-Jul-21**

Distance **0.5km**

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

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