

## 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

32A Evesham Road, Cheltenham, VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,070,000

or range between

&

### Median sale price

Median price

\$1,030,000

Property type

House

Suburb

CHELTENHAM

Period - From

14/01/2020

to

14/07/2020

Source

CoreLogic

### Comparable property sales

**A\*** Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not

**Address of comparable property**

**Price**

**Date of sale**

1 26a Follett Road Cheltenham	\$1,080,000	31/03/2020
2 14b Brownfield Street Cheltenham	\$1,085,000	14/03/2020
3 2/18 Devon Street Cheltenham	\$1,150,000	01/03/2020

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 six months.~~

This Statement of Information was prepared on:

14/07/2020

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.