

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

24 Mernda Avenue, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,475,000 & \$1,575,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Cheltenham

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 six 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	11 Erskine Av CHELTENHAM 3192	\$1,591,000	07/08/2020
2	13 Sydenham St HIGHETT 3190	\$1,551,000	28/10/2020
3	8 Correa Av CHELTENHAM 3192	\$1,425,000	14/10/2020

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:

02/11/2020 08:20

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4 2 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,575,000
Median House Price
Year ending September 2020: \$1,085,000

Comparable Properties



11 Erskine Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,591,000
Method: Sold Before Auction
Date: 07/08/2020
Property Type: House
Land Size: 590 sqm approx



13 Sydenham St HIGHETT 3190 (REI)

Agent Comments

3 2 3

Price: \$1,551,000
Method: Auction Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 580 sqm approx



8 Correa Av CHELTENHAM 3192 (REI)

Agent Comments

4 3 2

Price: \$1,425,000
Method: Sold Before Auction
Date: 14/10/2020
Property Type: House (Res)