

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

2 Willow 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2020

to

31 Jul 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

8 Cobham Street Cheltenham VIC 3192	\$872,000	27-Mar-21
14 Centre Dandenong Road Cheltenham VIC 3192	\$1,090,000	13-Mar-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: 03 August 2021


8 Cobham Street Cheltenham VIC 3192

Sold Price

\$872,000

Sold Date

27-Mar-21
 2

 1

 2

Distance

1.34km

14 Centre Dandenong Road Cheltenham VIC 3192

Sold Price

^{RS} **\$1,090,000**

Sold Date

13-Mar-21
 2

 1

 2

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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