

# 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 28B Parkin Avenue, 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 \$1,245,000 or range between \$1,295,000

### Median sale price

Median price \$1,200,000 Property type TOWNHOUSE Suburb Cheltenham

Period - From 1/10/2020 to 31/12/2020 Source REIV

### Comparable property sales

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. 1B Kelmar Street, Cheltenham VIC 3192	\$1,240,000	13-Oct-20
2. 21B Mount View Road, Highett VIC 3190	\$1,350,000	17-Nov-20
3. 37B Evesham Road, Cheltenham VIC 3192	\$1,325,000	21-Feb-21

This Statement of Information was prepared on: 29/3/2021