

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Marlene Court, Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,057,500

\*House

x

\*Unit

Suburb

Cheltenham

Period - From

January '17

to

December '17

Source

RP Data

### 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
54 Benkel Avenue, Cheltenham VIC 3192	\$965,600	02 Nov '17
59 Oak Avenue, Cheltenham VIC 3192	\$1,060,000	24 Nov '17
12 Lachlan Avenue, Cheltenham VIC 3192	\$1,100,000	12 Dec '17

**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.