

#### Property offered for sale

Address: 9 Eunice Drive Cheltenham

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$950,000 & \$1,045,000

#### Median sale price

Median price: \$1,138,000 House Suburb: Cheltenham




Period - From: 01/07/2017 to 30/09/2017 Source: PDOL

#### Comparable property sales

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.



#### 21 Nancy St CHELTENHAM

4  1  2 

Warm and inviting with a charm all of its own, this engaging 4 bedroom family treasure sits in gorgeous gardens that are




**Sold by Auction** \$990,000

**Date Sold** Nov 2017

**Land** 585 SqM



#### 15 Farm Rd CHELTENHAM

3  1  2 

Offering warmth, light and great family accommodation, move straight in with nothing to do. Featuring two living and dining




**Sold by Private Sale** \$1,097,000

**Date Sold** Nov 2017

**Land** 537 SqM



#### 105 Wilson St CHELTENHAM

3  1  1 

Located in a popular pocket close to Le Page Primary and Cheltenham Secondary College, Highett Reserve; within

**Sold by Auction** \$1,116,000

**Date Sold** Jul 2017

**Land** 610 SqM