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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Marita Court Cheltenham VIC 3192

3 1 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$996,000 & \$1,095,000

## Median Sale Price

\$1,092,500 Houses in Cheltenham between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>5 Christensen Street Cheltenham VIC 3192</b> 3  1  3	Sold Price	<b>\$925,000</b>	Sold Date	<b>28-Apr-18</b>	Distance	<b>0.55km</b>
	<b>9 Darren Court Cheltenham VIC 3192</b> 3  1  2	Sold Price	<b>\$1,145,000</b>	Sold Date	<b>01-Jun-18</b>	Distance	<b>0.58km</b>
	<b>14 Cavanagh Street Cheltenham VIC 3192</b> 3  1  1	Sold Price	<b>\$925,000</b>	Sold Date	<b>22-Aug-18</b>	Distance	<b>0.91km</b>

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