

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**14B Eden Street,  
CHELTENHAM 3192**

### Indicative selling price

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

**Range \$1,050,000 - \$1,150,000**

### Median sale price

Median **Townhouse** for **CHELTENHAM** for period **Nov 2018 - Nov 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$763,750**

### 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 the most comparable to the property for sale.

**42 Abbington Avenue,**  
Cheltenham 3192

**Price \$1,077,000** Sold 15  
September 2019

**4A Levanto Street,**  
Cheltenham 3192

**Price \$1,120,000** Sold 12  
October 2019

**21A Towers Street,**  
Beaumaris 3193

**Price \$1,100,000** Sold 07  
September 2019

This Statement of Information was prepared on 20th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

Townhouse



4 beds



3 baths



1 parking

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



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