

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**41 Charlton Avenue,  
CHELTENHAM 3192**

### Indicative selling price

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

**Range \$690,000 - \$750,000**

### Median sale price

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

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

**\$761,250**

### 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.

**102/1146 Nepean Highway,**  
Hig hett 3190

**Price \$723,000** Sold 28 May  
2019

**5/2A Rowans Road,**  
Hig hett 3190

**Price \$691,000** Sold 08 July  
2019

**2/52 Tulip Grove,**  
Cheltenham 3192

**Price \$700,000** Sold 15 June  
2019

This Statement of Information was prepared on 17th Sep 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

3 beds

3 baths

1 parking

**Ray White Cheltenham**

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



**Kevin Chokshi**  
Ray White

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**RayWhite.**