## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

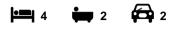
## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	Track chock, chokenham the cross		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$1,395,000			
Median sale price			
Median price \$1,336	S,000 Property Type House Su	burb Cheltenham	1
Period - From 01/01/2	2024 to 31/03/2024 Source RE	V	
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 comparat	Price	Date of sale	
1			
2			
3			
OR		•	
<b>B</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.			
	06/05/20	06/05/2024 16:45	









**Property Type:** House (Res) **Land Size:** 611 sqm approx Agent Comments

Indicative Selling Price \$1,395,000 Median House Price March quarter 2024: \$1,336,000

## Comparable Properties

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.

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