# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

2/39 Sunray Avenue, Cheltenham Vic 3192
2

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,250,000	&	\$1,375,000
Range between	\$1,250,000	&	\$1,375,000

#### Median sale price

Median price	\$955,000	Pro	perty Type	Tow	nhouse		Suburb	Cheltenham
Period - From	20/12/2023	to	19/12/2024		Sc	ource	Property	<sup>,</sup> Data

# 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.

Add	ress of comparable property	Price	Date of sale
1	2/20 Gillman St CHELTENHAM 3192	\$1,352,000	12/10/2024

2	2/19 Alfred St BEAUMARIS 3193	\$1,290,000	29/06/2024
3	19b Alfred St BEAUMARIS 3193	\$1,290,000	29/06/2024

#### OR

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.

This Statement of Information was prepared on:	20/12/2024 16:27









**Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median Townhouse Price** 20/12/2023 - 19/12/2024: \$955,000

# Comparable Properties



2/20 Gillman St CHELTENHAM 3192 (REI)

Price: \$1,352,000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit

Land Size: 371 sqm approx

**Agent Comments** 

2/19 Alfred St BEAUMARIS 3193 (VG)





Agent Comments

Price: \$1,290,000 Method: Sale Date: 29/06/2024

Property Type: Flat/Unit/Apartment (Res)

19b Alfred St BEAUMARIS 3193 (REI)

Agent Comments

Price: \$1,290,000 Method: Auction Sale Date: 29/06/2024 Property Type: Unit

Land Size: 448 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





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