

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/7 Sunray Avenue Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

\*House

\*Unit

X

Suburb

Cheltenham

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
1/3 Garfield Street Cheltenham VIC 3192	\$700,000	02-Mar-19

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 6 months.

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**1/3 Garfield Street Cheltenham VIC 3192**

Sold Price

**\$700,000**

Sold Date

**02-Mar-19** 3 1 1

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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