

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 23/11 Hannah Street, Cheltenham

Indicative selling price

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

Single price or range between \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House ☐ *Unit ☒ Suburb Cheltenham
Period - From 19th March 17 18th Feb 18 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 six 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
6/11 Hannah Street, Cheltenham	\$615,000	24 th Mar 2018
65/310 Warrigal Road, Cheltenham	\$595,000	19 th Dec 2017
6/10-12 Eagland Road, Cheltenham	\$600,000	23 rd Sep 2017