

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/11 Hannah Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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
1	2/19 Sunray Av CHELTENHAM 3192	\$660,000	30/09/2021
2	9/310 Warrigal Rd CHELTENHAM 3192	\$650,000	20/11/2021
3	25/94-96 Cavanagh St CHELTENHAM 3192	\$650,000	21/08/2021

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:

30/11/2021 14:48

6/11 Hannah Street, Cheltenham Vic 3192

**Jellis
Craig**

Andrew Panagopoulos

9593 4500

0412054970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

September quarter 2021: \$795,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/19 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 30/09/2021

Property Type: Unit



9/310 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Apartment



25/94-96 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 21/08/2021

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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