

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Paul Street,  
CHELTENHAM 3192**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,180,000 - \$1,295,000**

### Median sale price

Median **House** for **CHELTENHAM** for period **Mar 2019 - Mar 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$1,075,000**

### Comparable property sales

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 the most comparable to the property for sale.

**54 Weymar Street,**  
Cheltenham 3192

**Price \$1,215,000** Sold 11  
January 2019

**18 Axelton Street,**  
Cheltenham 3192

**Price \$1,185,000** Sold 16  
February 2019

**20 Crawford Street,**  
Cheltenham 3192

**Price \$1,278,800** Sold 24  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

#### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

#### Contact agents



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**RayWhite**