



Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Pyingerra Crescent, CHELTENHAM 3192

House
3 beds 2 baths 2 parking

Indicative selling price

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

Range \$1,100,000 - \$1,200,000

Median sale price

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

Sourced from realestate.com.au.

\$1,000,000

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.

12 Munro Avenue,
Cheltenham 3192

Price \$1,200,000 Sold 15
September 2018

43 Stuart Avenue,
Cheltenham 3192

Price \$1,115,000 Sold 08
December 2018

61 Park Road,
Cheltenham 3192

Price \$1,190,000 Sold 15
September 2018

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.

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