

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

3/3 Sunray Avenue Cheltenham VIC 3192

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2018

to

31 Aug 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

2/1 Sunray Avenue Cheltenham VIC 3192	\$590,000	20-Apr-19
2/30 Chesterville Road Cheltenham VIC 3192	\$542,000	28-May-19
4/11 Argus Street Cheltenham VIC 3192	\$587,500	02-Aug-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.~~

This Statement of Information was prepared on: 26 September 2019

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2/1 Sunray Avenue Cheltenham VIC 3192 Sold Price **\$590,000** Sold Date **20-Apr-19**

 2  1  1

Distance **0.02km**



2/30 Chesterville Road Cheltenham VIC 3192 Sold Price **\$542,000** Sold Date **28-May-19**

 2  1  1

Distance **0.47km**



4/11 Argus Street Cheltenham VIC 3192 Sold Price ^{RS} **\$587,500** Sold Date **02-Aug-19**

 2  1  1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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