

## 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

43 Stuart Avenue, Cheltenham Vic 3192

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

Range between \$1,090,000

&amp;

\$1,190,000

**Median sale price**

Median price \$1,060,000

House

X

Unit

Suburb

Cheltenham

Period - From 01/07/2018

to

30/09/2018

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	12 Latrobe St MENTONE 3194	\$1,250,000	25/08/2018
2	12 Munro Av CHELTENHAM 3192	\$1,200,000	15/09/2018
3	17 Leon St CHELTENHAM 3192	\$1,200,000	29/05/2018

**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.



**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 674 sqm approx

Agent Comments

## Comparable Properties



**12 Latrobe St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 772 sqm approx



**12 Munro Av CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**17 Leon St CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 29/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 613 sqm approx