

#### 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	11 Correa Avenue, Cheltenham Vic 3192
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$965,000	&	\$1,061,500

#### Median sale price

Median price	\$1,160,250	Hou	ise X	Unit		Suburb	Cheltenham
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

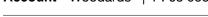
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

Add	dress of comparable property	Price	Date of sale
1	139 Park Rd CHELTENHAM 3192	\$1,015,000	23/09/2017
2	10 wingrove St CHELTENHAM 3192	\$1,000,000	16/12/2017
3	407 Bay Rd CHELTENHAM 3192	\$980,000	15/02/2018

#### 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.





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Rooms

Property Type: House (Previously

Occupied - Detached) **Land Size:** 588 sqm approx

**Agent Comments** 

Indicative Selling Price \$965,000 - \$1,061,500 Median House Price December quarter 2017: \$1,160,250

# Comparable Properties



139 Park Rd CHELTENHAM 3192 (REI/VG)

**-**3





**6** 2

Method: Auction Sale Date: 23/09/2017 Rooms: 4

Price: \$1.015.000

**Property Type:** House (Res) **Land Size:** 566 sqm approx

**Agent Comments** 



10 wingrove St CHELTENHAM 3192 (REI)

**--**3







**Price:** \$1,000,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



407 Bay Rd CHELTENHAM 3192 (REI)

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**Price:** \$980,000 **Method:** Private Sale **Date:** 15/02/2018

Rooms: -

Property Type: House Land Size: 630 sqm approx **Agent Comments** 

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