

## 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

11 Correa 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 \$965,000 &amp; \$1,061,500

## Median sale price

Median price \$1,160,250 House 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.

	Address 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.

**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)**

Agent Comments

**Price:** \$1,015,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 566 sqm approx**10 wingrove St CHELTENHAM 3192 (REI)**

Agent Comments

**Price:** \$1,000,000**Method:** Auction Sale**Date:** 16/12/2017**Rooms:** -**Property Type:** House (Res)**407 Bay Rd CHELTENHAM 3192 (REI)**

Agent Comments

**Price:** \$980,000**Method:** Private Sale**Date:** 15/02/2018**Rooms:** -**Property Type:** House**Land Size:** 630 sqm approx