

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12/11 Garfield Street,  
CHELTENHAM 3192

### Indicative selling price

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

**Range \$700,000 - \$770,000**

### Median sale price

Median Unit for CHELTENHAM for period Jan 2019 - Jan 2019

Sourced from [realestate.com.au](http://realestate.com.au).

**\$753,750**

### 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.

**102 Chesterville Road,**  
Cheltenham 3192

**Price \$750,000** Sold 12  
October 2018

**1/33 Sunray Avenue,**  
Cheltenham 3192

**Price \$770,000** Sold 14  
January 2019

**3/19 Silver Street,**  
Cheltenham 3192

**Price \$760,000** Sold 03  
December 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](http://realestate.com.au).

Garage  
Bathrooms  
Parking

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



**Kevin Chokshi**  
Ray White

(03) 9584 8288  
0430 195 517  
[kevin.chokshi@raywhite.com](mailto:kevin.chokshi@raywhite.com)



**Nakita Tate**  
Ray White

(03) 9584 8288  
0423 720 473  
[nakita.tate@raywhite.com](mailto:nakita.tate@raywhite.com)

