

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 Charles Street, Cheltenham, VIC 3192

Indicative selling price

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

Single price

or range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$ 1,210,500

Property type

House

Suburb

CHELTENHAM

Period - From

20/05/2021

to

16/11/2021

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	133 Collins Street Mentone Vic 3194	\$1,200,000	2021-06-26
2	17a Tilley Street Cheltenham Vic 3192	\$1,102,500	2021-10-05
3			

This Statement of Information was prepared on:

16/11/2021