

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 Stanley Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$700,000 & \$725,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2019 to 30/06/2020 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	6/217 Charman Rd CHELTENHAM 3192	\$723,500	08/07/2020
2	3/19-21 Wilson St CHELTENHAM 3192	\$715,000	29/05/2020
3			

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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11 Stanley Avenue, Cheltenham Vic 3192



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Indicative Selling Price

\$700,000 - \$725,000

Median Unit Price

Year ending June 2020: \$700,000



2 1 2

Property Type: Townhouse

Agent Comments

Comparable Properties



6/217 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$723,500

Method: Auction Sale

Date: 08/07/2020

Property Type: Unit



3/19-21 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$715,000

Method: Sold Before Auction

Date: 29/05/2020

Property Type: House (Res)

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.

Account - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.