

## 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

2 Stuart 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

\$1,400,000

&

\$1,500,000

## Median sale price

Median price

\$1,155,500

House

X

Unit

Suburb

Cheltenham

Period - From

01/04/2017

to

30/06/2017

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	6 Parkside St BEAUMARIS 3193	\$1,500,000	06/05/2017
2	25 Munro Av CHELTENHAM 3192	\$1,480,000	03/06/2017
3	25 George St HIGHETT 3190	\$1,445,000	24/06/2017

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.



 4  2  3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 756 sqm approx

**Agent Comments**

## Comparable Properties



**6 Parkside St BEAUMARIS 3193 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 751 sqm approx



**25 Munro Av CHELTENHAM 3192 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** House (Res)



**25 George St HIGHETT 3190 (REI)**

**Agent Comments**

 4  1  1

**Price:** \$1,445,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 6

**Property Type:** House (Res)