

# 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

16/11 Hannah Street, Cheltenham Vic 3192

### Indicative selling price

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

Single price

\$710,000

### Median sale price

Median price

\$717,500

Property Type

Unit

Suburb

Cheltenham

Period - From

13/04/2023

to

12/04/2024

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	6/24-26 Devon St CHELTENHAM 3192	\$714,400	01/02/2024
2	2/8 Baringhup St CHELTENHAM 3192	\$710,000	15/11/2023
3	14/68-70 Wilson St CHELTENHAM 3192	\$700,000	15/10/2023

**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.~~

This Statement of Information was prepared on:

13/04/2024 14:38

16/11 Hannah Street, Cheltenham Vic 3192



2 1 2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$710,000

**Median Unit Price**

13/04/2023 - 12/04/2024: \$717,500

## Comparable Properties



**6/24-26 Devon St CHELTENHAM 3192 (REI)**

**Agent Comments**

2 1 2

**Price:** \$714,400

**Method:** Auction Sale

**Date:** 01/02/2024

**Property Type:** Unit



**2/8 Baringhup St CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 15/11/2023

**Property Type:** Unit



**14/68-70 Wilson St CHELTENHAM 3192 (REI)**

**Agent Comments**

2 1 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 15/10/2023

**Property Type:** Unit

**Account -** Jellis Craig



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