

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

1/9 Sunray Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 to 31/12/2023 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 Selwood Ret CHELTENHAM 3192	\$955,000	10/02/2024
2	32 Primrose Av CHELTENHAM 3192	\$933,000	02/12/2023
3	9a Garfield St CHELTENHAM 3192	\$851,000	25/11/2023

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:

21/02/2024 08:07

1/9 Sunray Avenue, Cheltenham Vic 3192



Rooms: 9
Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
December quarter 2023: \$1,225,000

Comparable Properties



6 Selwood Ret CHELTENHAM 3192 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Land Size: 346 sqm approx



32 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$933,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)



9a Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$851,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)

Account - Jellis Craig



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