## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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
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### Median sale price

Median price	\$1,225,000	Pro	perty 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

Add	Address of comparable property		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 comparableproperties 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





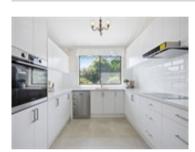


Rooms: 9

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)

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**(2)** 

Price: \$955.000 Method: Auction Sale Date: 10/02/2024

Property Type: Townhouse (Res) Land Size: 346 sqm approx

**Agent Comments** 



32 Primrose Av CHELTENHAM 3192 (REI)



Price: \$933,000 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res)

Agent Comments



9a Garfield St CHELTENHAM 3192 (REI/VG)







Price: \$851,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res)

**Agent Comments** 

Account - Jellis Craig



