## 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 | 1/24 Sunray Avenue, Cheltenham Vic 3192 |
|---|---|

## Indicative selling price

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

| Single price | $750,000 |
|---|---|

## Median sale price

| Median price | $650,000 | ~~House~~ | | Unit | X | Suburb | Cheltenham |
|---|---|---|---|---|---|---|---|
| Period - From | 01/07/2017 | to | 30/06/2018 | | | 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 | 24 Charlton Av CHELTENHAM 3192 | $821,500 | 26/05/2018 |
| 2 | 3/46-48 Patty St MENTONE 3194 | $800,000 | 12/05/2018 |
| 3 | 3/29 Garfield St CHELTENHAM 3192 | $771,000 | 12/05/2018 |

**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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**Account** - hockingstuart  |  P: 03 9583 3246

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🛏 2    🛁 1    🚗 2

**Rooms:**
**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**
$750,000
**Median Unit Price**
Year ending June 2018: $650,000

# Comparable Properties



**24 Charlton Av CHELTENHAM 3192 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $821,500
**Method:** Auction Sale
**Date:** 26/05/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 224 sqm approx

Agent Comments



**3/46-48 Patty St MENTONE 3194 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $800,000
**Method:** Auction Sale
**Date:** 12/05/2018
**Rooms:** -
**Property Type:** Unit

Agent Comments



**3/29 Garfield St CHELTENHAM 3192 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $771,000
**Method:** Auction Sale
**Date:** 12/05/2018
**Rooms:** -
**Property Type:** Townhouse (Res)

Agent Comments