

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

29 Sunray Avenue Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

1A Coolac Street Cheltenham VIC 3192	\$995,000	31-Dec-20
13 Courtney Street Cheltenham VIC 3192	\$990,000	24-Nov-20
123B Cavanagh Street Cheltenham VIC 3192	\$1,041,000	18-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 03 March 2021



1A Coolac Street Cheltenham VIC 3192

Sold Price

^{RS} \$995,000 Sold Date 31-Dec-20

 3  2  1

Distance 0.48km



13 Courtney Street Cheltenham VIC 3192

Sold Price

\$990,000 Sold Date 24-Nov-20

 4  2  2

Distance 0.77km



123B Cavanagh Street Cheltenham VIC 3192

Sold Price

^{RS} \$1,041,000 Sold Date 18-Dec-20

 3  3  2

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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