

## 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

1/17 STUART AVENUE CHELTENHAM VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,200

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

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: 16 January 2024



**2/19 TULIP GROVE CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$815,000** Sold Date **16-Aug-23**

Distance **0.39km**



**2/17 STUART AVENUE CHELTENHAM VIC 3192**

 2  1  3

Sold Price **\$941,000** Sold Date **21-May-22**

Distance **0.02km**



**1/9 HEATHER GROVE CHELTENHAM VIC 3192**

 2  1  3

Sold Price **\$990,000** Sold Date **27-May-23**

Distance **0.48km**



**4/19 TULIP GROVE CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$855,000** Sold Date **04-Aug-23**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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