## 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

11 Correa Avenue, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,150,000		&		\$2,350,000			
Median sale p	rice							
Median price	\$1,225,000	Pro	Property Type Hou		se		Suburb	Cheltenham
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	13 Marshall Av HIGHETT 3190	\$2,321,000	10/01/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

19/02/2024 15:34









Rooms: 11 Property Type: House (Res) Land Size: 588 sqm approx Agent Comments Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price December quarter 2023: \$1,225,000

# **Comparable Properties**



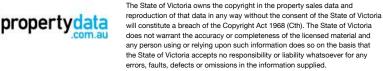
13 Marshall Av HIGHETT 3190 (REI)

Price: \$2,321,000 Method: Private Sale Date: 10/01/2024 Property Type: House Land Size: 587 sqm approx Agent Comments

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.

#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.