

# 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

19 Munro 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)

Range between \$1,180,000 & \$1,250,000

### Median sale price

Median price \$1,247,500 Property Type House Suburb Cheltenham

Period - From 01/04/2023 to 30/06/2023 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	Price	Date of sale
1	17 Henry St HIGHETT 3190	\$1,210,000	06/05/2023
2	120 Wilson St CHELTENHAM 3192	\$1,198,000	01/04/2023
3			

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.

This Statement of Information was prepared on: 17/08/2023 10:04



3   1   2

**Property Type:** House  
**Land Size:** 627 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000 - \$1,250,000  
**Median House Price**  
June quarter 2023: \$1,247,500

## Comparable Properties



17 Henry St HIGHETT 3190 (REI/VG)

**Agent Comments**

3   1   2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 553 sqm approx



120 Wilson St CHELTENHAM 3192 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$1,198,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

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 - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613