

# 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

2/3 Stanley 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

\$990,000

&

\$1,089,000

### Median sale price

Median price

\$918,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

13/10/2022

to

12/10/2023

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	2/4 Linden Av CHELTENHAM 3192	\$1,085,000	11/09/2023
2	107d Collins St MENTONE 3194	\$1,050,000	18/09/2023
3	6 Fairview Dr CHELTENHAM 3192	\$1,005,000	21/09/2023

**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:

13/10/2023 12:43

2/3 Stanley Avenue, Cheltenham Vic 3192



3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median Townhouse Price**

13/10/2022 - 12/10/2023: \$918,000

## Comparable Properties



**2/4 Linden Av CHELTENHAM 3192 (REI)**

Agent Comments

2 2 1

**Price:** \$1,085,000

**Method:** Sold Before Auction

**Date:** 11/09/2023

**Property Type:** Townhouse (Res)



**107d Collins St MENTONE 3194 (REI)**

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 18/09/2023

**Property Type:** Townhouse (Res)



**6 Fairview Dr CHELTENHAM 3192 (REI)**

Agent Comments

3 2 2

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** Townhouse (Single)

**Account -** Jellis Craig



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