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	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betwee	\$990,000		&		\$1,089,0	000		
Median sale p	rice							
Median price	\$918,000	Pro	operty Type	Том	nhouse		Suburb	Cheltenham
Period - From	13/10/2022	to	12/10/2023	5	Sc	ource	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.

Ade	dress 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

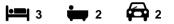
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/10/2023 12:43







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)



Price: \$1.085.000 Method: Sold Before Auction Date: 11/09/2023 Property Type: Townhouse (Res)



107d Collins St MENTONE 3194 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,050,000 Method: Sold Before Auction Date: 18/09/2023 Property Type: Townhouse (Res)

6 Fairview Dr CHELTENHAM 3192 (REI)



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Price: \$1,005,000 Method: Private Sale Date: 21/09/2023 Property Type: Townhouse (Single)

Account - Jellis Craig

propertydata



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