

# 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

4 Churchill 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 \$1,200,000

&

\$1,300,000

### 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	19 Munro Av CHELTENHAM 3192	\$1,430,000	09/09/2023
2	9 Davie Av CHELTENHAM 3192	\$1,312,000	26/08/2023
3	40 Chesterville Rd CHELTENHAM 3192	\$1,280,000	29/04/2023

**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:

03/10/2023 13:29



3   1   1

**Property Type:** House  
**Land Size:** 581 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2023: \$1,247,500

## Comparable Properties



**19 Munro Av CHELTENHAM 3192 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,430,000  
**Method:** Sold Before Auction  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**9 Davie Av CHELTENHAM 3192 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,312,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 579 sqm approx



**40 Chesterville Rd CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139