

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

3/1A SUNRAY AVENUE CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

2/11 MUIR STREET HIGHETT VIC 3190	\$625,000	26-Nov-22
3/30 FRANKLIN STREET MOORABBIN VIC 3189	\$620,000	13-Nov-22
4/59 COMO PARADE EAST PARKDALE VIC 3195	\$620,000	20-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 16 December 2022



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2/11 MUIR STREET HIGHETT VIC 3190

2 1 1

Sold Price

^{RS}

\$625,000

Sold Date

26-Nov-22

Distance

2.94km



3/30 FRANKLIN STREET MOORABBIN VIC 3189

2 1 1

Sold Price

^{RS}

\$620,000

Sold Date

13-Nov-22

Distance

2.9km



4/59 COMO PARADE EAST PARKDALE VIC 3195

2 1 1

Sold Price

Sold Date

20-Oct-22

Distance

3.08km

RS = Recent sale

UN = Undisclosed Sale

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