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

Range between $1,350,000 & $1,400,000

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	16 Ashlar Rd MOORABBIN 3189	$1,380,000	19/05/2023
2	4 Maher St HIGHETT 3190	$1,371,000	04/03/2023
3	5 North Ct HIGHETT 3190	$1,355,000	13/07/2023

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: 25/08/2023 15:53

19 Munro Avenue, Cheltenham Vic 3192

McGrath

Elliot Kyriakou
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Indicative Selling Price
$1,350,000 - $1,400,000
Median House Price
June quarter 2023: $1,247,500



- -

Property Type:
Land Size: 627 sqm approx

Agent Comments

Comparable Properties



16 Ashlar Rd MOORABBIN 3189 (REI/VG)

3 1 3

Price: $1,380,000
Method: Sold Before Auction
Date: 19/05/2023
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments



4 Maher St HIGHETT 3190 (REI)

4 1 3

Price: $1,371,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments



5 North Ct HIGHETT 3190 (REI)

3 1 2

Price: $1,355,000
Method: Sold Before Auction
Date: 13/07/2023
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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