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	2/24 Sunray Avenue, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $950,000

Median sale price

Median price $776,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2024 to 30/09/2024 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	2/17 Moonda Gr CHELTENHAM 3192	$940,000	24/09/2024
2	2/25 Parnell St CHELTENHAM 3192	$920,000	09/08/2024
3	4 Tintern Mews CHELTENHAM 3192	$930,000	27/04/2024

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: 12/10/2024 13:06

2/24 Sunray Avenue, Cheltenham Vic 3192

Pandelis Plousi
9584 6500
0409 553 929
pplousi@hodges.com.au

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
September quarter 2024: $776,000



3 1 3

Rooms: 4
Property Type: Unit
Land Size: 377 sqm approx

Agent Comments

Comparable Properties



2/17 Moonda Gr CHELTENHAM 3192 (REI)

3 1 2

Price: $940,000
Method: Private Sale
Date: 24/09/2024
Property Type: Unit
Land Size: 373 sqm approx

Agent Comments

2/25 Parnell St CHELTENHAM 3192 (VG)

3 - -

Price: $920,000
Method: Sale
Date: 09/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4 Tintern Mews CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $930,000
Method: Sold Before Auction
Date: 27/04/2024
Property Type: Unit

Agent Comments

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