## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Correa Avenue, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,490,000			
Median sale p	rice							
Median price	\$1,254,750	Pro	operty Type	Hou	se		Suburb	Cheltenham
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Davie Av CHELTENHAM 3192	\$1,491,000	24/05/2025
2	16 Wembley Av CHELTENHAM 3192	\$1,421,000	12/04/2025
3	18 Erskine Av CHELTENHAM 3192	\$1,466,000	08/02/2025

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:

23/07/2025 11:08



3 Correa Avenue, Cheltenham Vic 3192



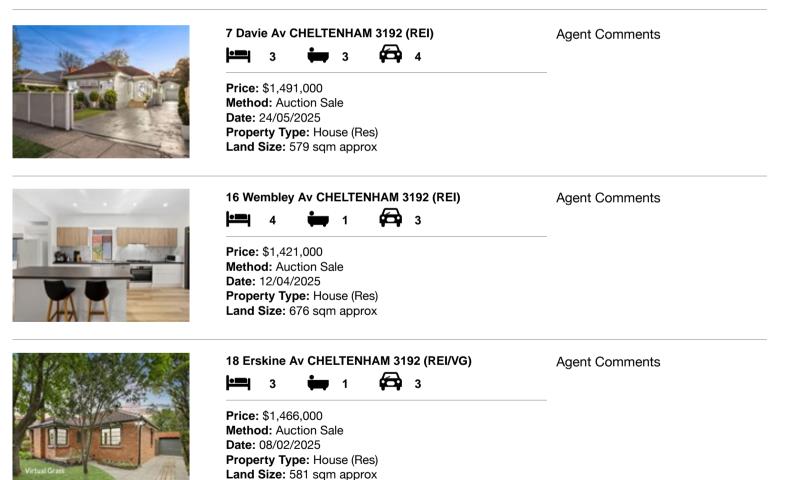




Rooms: 6 Property Type: House (Res) Land Size: 582 sqm approx Agent Comments Amanda Thomson 03 9598 1111 0418 266 326 AThomson@hodges.com.au

Indicative Selling Price \$1,400,000 - \$1,490,000 Median House Price June quarter 2025: \$1,254,750

# **Comparable Properties**



#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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