

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

70/310 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$1,022,500 Property Type Townhouse Suburb Cheltenham

Period - From 06/10/2021 to 05/10/2022 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	69/310 Warrigal Rd CHELTENHAM 3192	\$610,000	11/09/2022
2	8/287-291 Warrigal Rd CHELTENHAM 3192	\$610,000	27/07/2022
3	3/318 Warrigal Rd CHELTENHAM 3192	\$580,000	26/07/2022

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:

06/10/2022 14:49



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Townhouse Price
06/10/2021 - 05/10/2022: \$1,022,500

Comparable Properties



69/310 Warrigal Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$610,000
Method: Private Sale
Date: 11/09/2022
Property Type: Townhouse (Single)



8/287-291 Warrigal Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 27/07/2022
Property Type: Unit
Land Size: 155 sqm approx



3/318 Warrigal Rd CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 26/07/2022
Property Type: Unit