

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

3/1-6 Chaprowe Court, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$455,000

&

\$500,000

Median sale price

Median price

\$796,250

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2021

to

31/03/2022

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	5/138 Centre Dandenong Rd CHELTENHAM 3192	\$467,000	30/04/2022
2			
3			

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:

09/05/2022 12:25



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$455,000 - \$500,000
Median Unit Price
Year ending March 2022: \$796,250

Comparable Properties



**5/138 Centre Dandenong Rd CHELTENHAM
3192 (REI)**

Agent Comments

 2  1  1

Price: \$467,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit

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.