

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

188 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,213,583

Property Type

House

Suburb

Cheltenham

Period - From

01/10/2022

to

30/09/2023

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	22 Hibiscus Av CHELTENHAM 3192	\$1,130,000	14/10/2023
2	185 Centre Dandenong Rd CHELTENHAM 3192	\$1,077,000	01/07/2023
3	109 Centre Dandenong Rd CHELTENHAM 3192	\$1,000,000	07/10/2023

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:

17/11/2023 13:04



 4  2  1

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2023: \$1,213,583

Comparable Properties



22 Hibiscus Av CHELTENHAM 3192 (REI)

Agent Comments

 7  4  -

Price: \$1,130,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 535 sqm approx



185 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,077,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 538 sqm approx



109 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

 3  1  1

Price: \$1,000,000
Method: Sold Before Auction
Date: 07/10/2023
Property Type: House (Res)