

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

282 Warrigal Road Cheltenham, 3192

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$720,000.00 & \$790,000.00

## Median sale price

Median price \$982,000.00 Property Type HOUSE Suburb CHELTENHAM

Period - From 13-Feb-2019 to 13-Feb-2020 Source REA

## Comparable property sales

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	3 Jarrahdale Street Cheltenham	\$777,000.00	27-Mar-2019
2	207 Centre road Cheltenham	\$720,000.00	06-Mar-2019
3	193 Warrigal Road Cheltenham	\$730,000.00	30-Nov-2018

This statement of information was prepared on 07-Apr-2020 at 2:00:28 PM EST