

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

416/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

415/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$470,000	11-Sep-22
513/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$490,000	10-Jun-22
405/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$460,000	21-May-22

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 6 months.~~

This Statement of Information was prepared on: 02 November 2022


**415/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$470,000** Sold Date **11-Sep-22**

 Distance **0km**

**513/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$490,000** Sold Date **10-Jun-22**

 Distance **0km**

**405/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$460,000** Sold Date **21-May-22**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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