

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

115/278 CHARMAN ROAD 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

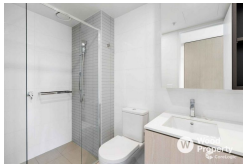
Date of sale

| | | |
|---|-----------|-----------|
| 209/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192 | \$498,000 | 11-Aug-23 |
| 711/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192 | \$495,000 | 21-Aug-23 |
| 405/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192 | \$505,000 | 27-Jul-23 |

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: 25 September 2023



**209/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$498,000** Sold Date **11-Aug-23**

Distance **0.23km**



**711/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 2 1

Sold Price ^{RS} **\$495,000** Sold Date **21-Aug-23**

Distance **0.23km**



**405/3 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$505,000** Sold Date **27-Jul-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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