

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

9/209 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

\$425,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2022

to

28 Feb 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

2/9 BARRY STREET MENTONE VIC 3194

\$435,000

09-Mar-23

18/128-130 BEACH ROAD PARKDALE VIC 3195

\$445,000

15-Mar-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: 24 March 2023

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2/9 BARRY STREET MENTONE VIC 3194

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **09-Mar-23**

1 1 1

Distance **2.16km**



18/128-130 BEACH ROAD PARKDALE VIC 3195

Sold Price **\$445,000** Sold Date **15-Mar-23**

1 1 1

Distance **3.25km**

RS = Recent sale **UN** = Undisclosed Sale

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