

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

65 Central Park Walk, Cheltenham Vic 3192

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Cheltenham

Period - From 01/01/2022

to

31/03/2022

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	55 Central Park Wlk CHELTENHAM 3192	\$700,000	09/12/2021
2	49 Central Park Wlk CHELTENHAM 3192	\$700,000	13/11/2021
3	59/310 Warrigal Rd CHELTENHAM 3192	\$675,000	15/03/2022

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:

26/04/2022 14:25



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median Unit Price
March quarter 2022: \$830,000

Comparable Properties



55 Central Park Wlk CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 09/12/2021
Property Type: Townhouse (Single)
Land Size: 68 sqm approx

49 Central Park Wlk CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Townhouse (Res)
Land Size: 68 sqm approx



59/310 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 15/03/2022
Property Type: Townhouse (Single)