

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

213/1228 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/01/2021

to

31/03/2021

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	33/80 Balcombe Rd MENTONE 3194	\$520,000	18/03/2021
2	7/49 Wilson St CHELTENHAM 3192	\$500,000	24/04/2021
3	107/35 Tennyson St HIGHETT 3190	\$479,000	18/03/2021

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:

11/05/2021 12:01



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



33/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 2 2

Price: \$520,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment



7/49 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Unit



107/35 Tennyson St HIGHEST 3190 (REI)

Agent Comments

2 1 1

Price: \$479,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment