

# 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

3 Charnwood Lane, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$745,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/01/2022

to

31/12/2022

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 | 11/7-13 Graham Rd HIGHETT 3190 | \$825,000 | 25/02/2023   |
| 2 | 36 Primrose Av CHELTENHAM 3192 | \$766,000 | 19/12/2022   |
| 3 | 6/8 Stuart Av CHELTENHAM 3192  | \$750,000 | 11/01/2023   |

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:

20/03/2023 10:47



3 bedrooms - 1 car

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Unit Price**  
Year ending December 2022: \$745,500

## Comparable Properties



**11/7-13 Graham Rd HIGHETT 3190 (REI)**

**Agent Comments**

3 bedrooms 2 bathrooms 1 car

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** Townhouse (Res)



**36 Primrose Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3 bedrooms 2 bathrooms 2 cars

**Price:** \$766,000  
**Method:** Private Sale  
**Date:** 19/12/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 171 sqm approx

**6/8 Stuart Av CHELTENHAM 3192 (VG)**

**Agent Comments**

3 bedrooms - 1 car

**Price:** \$750,000  
**Method:** Sale  
**Date:** 11/01/2023  
**Property Type:** Flat/Unit/Apartment (Res)