

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

309/1228 Nepean Highway, Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$499,999

&

\$549,998

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$569,000

\*House

\*Unit

X

Suburb

Cheltenham

Period - From

2/4/2018

to




2/10/2018

Source

Core Logic

### Comparable property sales

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. 101/323 Charman Road, Cheltenham	\$465,000	15/6/2018
	2. 406/2-6 Railway Road, Cheltenham	\$489,000	28/6/2018
	3. 2/340 Bay Road, Cheltenham	\$515,000	2/3/2018