

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

4/2 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2021

to

30/09/2022

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	70/310 Warrigal Rd CHELTENHAM 3192	\$612,000	26/10/2022
2	69/310 Warrigal Rd CHELTENHAM 3192	\$610,000	11/09/2022
3	2/138 Warrigal Rd MENTONE 3194	\$565,000	06/10/2022

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:

17/11/2022 09:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending September 2022: \$770,000

Comparable Properties



70/310 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$612,000

Method: Sold Before Auction

Date: 26/10/2022

Property Type: Townhouse (Res)



69/310 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

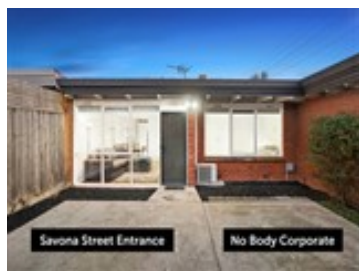


Price: \$610,000

Method: Private Sale

Date: 11/09/2022

Property Type: Townhouse (Single)



2/138 Warrigal Rd MENTONE 3194 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 06/10/2022

Property Type: Unit

Land Size: 152 sqm approx

Account - Barry Plant | P: 03 9586 0500