

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

212 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,151,000 Property Type House Suburb Cheltenham

Period - From 01/04/2020 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.~~

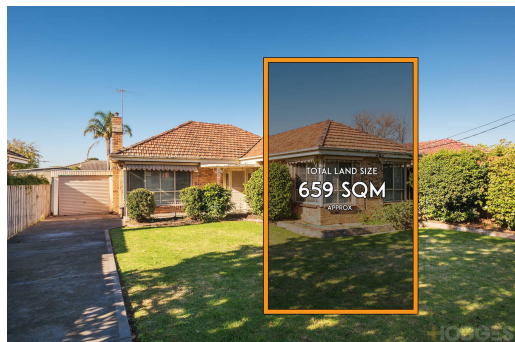
Address of comparable property		Price	Date of sale
1	27 Southern Rd MENTONE 3194	\$870,000	17/05/2021
2	8 Cobham St CHELTENHAM 3192	\$872,000	27/03/2021
3			

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:

23/06/2021 11:24



Property Type: House/Land
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
Year ending March 2021: \$1,151,000

Comparable Properties



27 Southern Rd MENTONE 3194 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 17/05/2021
Property Type: House (Res)



8 Cobham St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 671 sqm approx

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.