

# 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 4/1255 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)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$604,000 Property Type Unit Suburb Cheltenham

Period - From 27/02/2023 to 26/02/2024 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	3/69-79 Cavanagh St CHELTENHAM 3192	\$400,000	04/10/2023
2	207/323 Charman Rd CHELTENHAM 3192	\$395,000	29/11/2023
3	205/9 Chesterville Rd CHELTENHAM 3192	\$395,000	14/02/2024

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: 27/02/2024 17:30



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$370,000  
**Median Unit Price**  
27/02/2023 - 26/02/2024: \$604,000

## Comparable Properties



**3/69-79 Cavanagh St CHELTENHAM 3192 (REI)** **Agent Comments**

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**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 04/10/2023  
**Property Type:** Apartment



**207/323 Charman Rd CHELTENHAM 3192 (REI/VG)** **Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 29/11/2023  
**Property Type:** Apartment



**205/9 Chesterville Rd CHELTENHAM 3192 (REI)** **Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9586 0500**