

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

200 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$740,000

&

\$770,000

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	1/144 Lower Dandenong Rd PARKDALE 3195	\$800,000	26/11/2022
2	5/14 Naples Rd MENTONE 3194	\$763,000	14/10/2022
3	1/160 Warrigal Rd MENTONE 3194	\$740,000	01/09/2022

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:

01/12/2022 14:56

200 Warrigal Road, Cheltenham Vic 3192



4 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$740,000 - \$770,000

Median Unit Price

Year ending September 2022: \$770,000

Comparable Properties



1/144 Lower Dandenong Rd PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 385 sqm approx



5/14 Naples Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$763,000

Method: Sold Before Auction

Date: 14/10/2022

Property Type: Unit

1/160 Warrigal Rd MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 01/09/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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