

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

194 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2021

to

30/06/2021

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	45 Milan St MENTONE 3194	\$1,660,000	08/05/2021
2	310 Balcombe Rd BEAUMARIS 3193	\$1,600,000	15/05/2021
3	6 Darling St MENTONE 3194	\$1,600,000	21/08/2021

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:

22/09/2021 15:56



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

June quarter 2021: \$1,325,000

Comparable Properties



45 Milan St MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$1,660,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 529 sqm approx

310 Balcombe Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 710 sqm approx



6 Darling St MENTONE 3194 (REI)

Agent Comments

6 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 21/08/2021

Property Type: House (Res)