

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

15/1-6 Chaprowe Court, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$817,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2024

to

30/06/2024

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	4/21-23 Kayden St CHELTENHAM 3192	\$604,000	13/07/2024
2	107/19 Hall St CHELTENHAM 3192	\$630,000	09/07/2024
3	9/8-10 Argus St CHELTENHAM 3192	\$649,250	29/06/2024

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:

07/08/2024 13:06



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/21-23 Kayden St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$604,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Unit



107/19 Hall St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment



9/8-10 Argus St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$649,250

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit