

# 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

207/323 Charman Road, 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 \$380,000 & \$418,000

### Median sale price

Median price \$625,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2018

to 30/09/2019

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	6/323 Charman Rd CHELTENHAM 3192	\$468,200	24/08/2019
2	103/1161 Nepean Hwy HIGHETT 3190	\$400,000	14/08/2019
3	114/323 Charman Rd CHELTENHAM 3192	\$382,500	03/08/2019

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:

07/11/2019 12:23



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**

\$380,000 - \$418,000

**Median Unit Price**

Year ending September 2019: \$625,000

## Comparable Properties

**6/323 Charman Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$468,200

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Apartment



**103/1161 Nepean Hwy HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 14/08/2019

**Property Type:** Apartment

**Land Size:** 1027 sqm approx



**114/323 Charman Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$382,500

**Method:** Auction Sale

**Date:** 03/08/2019

**Property Type:** Apartment