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

108/278 Charman Road, Cheltenham Vic 3192

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|------------|
| Range betweer | \$400,000 | | & | | \$440,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$698,000 | Pro | operty Type | Unit | | | Suburb | Cheltenham |
| Period - From | 12/02/2023 | to | 11/02/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 604/6 Railway Rd CHELTENHAM 3192 | \$435,000 | 21/11/2023 |
| 2 | 1/81 Wilson St CHELTENHAM 3192 | \$430,000 | 06/10/2023 |
| 3 | 3/1161 Nepean Hwy HIGHETT 3190 | \$412,000 | 07/12/2023 |

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:

12/02/2024 11:21









Rooms: 3 Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 12/02/2023 - 11/02/2024: \$698,000

Comparable Properties



604/6 Railway Rd CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$435,000 Method: Private Sale Date: 21/11/2023 Property Type: Apartment



1/81 Wilson St CHELTENHAM 3192 (REI/VG)



Price: \$430,000 Method: Private Sale Date: 06/10/2023 Property Type: Apartment



3/1161 Nepean Hwy HIGHETT 3190 (REI/VG) Age



) Agent Comments

Agent Comments

Price: \$412,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216





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