# 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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