

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

4/207 Warrigal Road Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

19 Mena Avenue Cheltenham VIC 3192	\$1,370,000	12-Jun-21
7B Herald Street Cheltenham VIC 3192	\$1,215,000	02-Nov-20
1/62 Wilson Street Cheltenham VIC 3192	\$1,200,000	13-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 20 January 2022



19 Mena Avenue Cheltenham VIC 3192

4 3 2

Sold Price

\$1,370,000

Sold Date

12-Jun-21

Distance

0.34km



7B Herald Street Cheltenham VIC 3192

4 3 2

Sold Price

\$1,215,000

Sold Date

02-Nov-20

Distance

0.4km



1/62 Wilson Street Cheltenham VIC 3192

4 3 2

Sold Price

\$1,200,000

Sold Date

13-Oct-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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