

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

515/1228 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2020

to

31/12/2020

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	911/2-6 Railway Rd CHELTENHAM 3192	\$513,000	09/10/2020
2	611/1228 Nepean Hwy CHELTENHAM 3192	\$500,000	22/09/2020
3	305/3 Chesterville Rd CHELTENHAM 3192	\$490,000	18/12/2020

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:

20/03/2021 14:40



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

911/2-6 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments

 2  -  -

Price: \$513,000

Method: Sale

Date: 09/10/2020

Property Type: Flat/Unit/Apartment (Res)



611/1228 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  2  1

Price: \$500,000

Method: Private Sale

Date: 22/09/2020

Property Type: Apartment



305/3 Chesterville Rd CHELTENHAM 3192 (REI)

Agent Comments

 2  2  1

Price: \$490,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment

Land Size: 8 sqm approx