

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

8/299-301 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2019

to

30 Sep 2020

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

37/310 Warrigal Road Cheltenham VIC 3192	\$530,000	26-Oct-19
15/3 Evergreen Circuit Cheltenham VIC 3192	\$490,000	21-Oct-19
204/93 Cavanagh Street Cheltenham VIC 3192	\$455,000	24-Apr-20

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: 08 October 2020



37/310 Warrigal Road Cheltenham VIC 3192

Sold Price

\$530,000

Sold Date

26-Oct-19

 2  1  1

Distance

0.6km



15/3 Evergreen Circuit Cheltenham VIC 3192

Sold Price

\$490,000

Sold Date

21-Oct-19

 2  1  1

Distance

0.7km



204/93 Cavanagh Street Cheltenham VIC 3192

Sold Price

\$455,000

Sold Date

24-Apr-20

 2  1  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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