### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	Proper	rty o	ffered	for	sale
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Address	3/24 Warren Road, Cheltenham Vic 3192
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$495,000	&	\$530,000
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#### Median sale price

Median price	\$774,500	Pro	perty Type	Unit		Suburb	Cheltenham
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	2/26 Warren Rd CHELTENHAM 3192	\$592,000	24/10/2024
2	1/24 Warren Rd CHELTENHAM 3192	\$600,000	24/10/2024
3			

#### 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:	15/04/2025 11:57



Date of sale



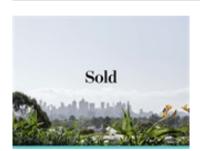
Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$495,000 - \$530,000 **Median Unit Price** Year ending March 2025: \$774,500



## Property Type: Unit

### Comparable Properties



2/26 Warren Rd CHELTENHAM 3192 (REI)

2

Price: \$592,000 Method: Private Sale Date: 24/10/2024

**Property Type:** Unit

**Agent Comments** 



1/24 Warren Rd CHELTENHAM 3192 (REI)

2



Agent Comments

Price: \$600,000 Method: Private Sale Date: 24/10/2024 Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500





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