

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

73/310 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2019

to

31 Mar 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

34/310 Warrigal Road Cheltenham VIC 3192	\$610,500	15-Feb-20
61/310 Warrigal Road Cheltenham VIC 3192	\$620,500	26-Oct-19
60/310 Warrigal Road Cheltenham VIC 3192	\$651,000	16-Nov-19

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: 16 April 2020

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**34/310 Warrigal Road Cheltenham
VIC 3192**

Sold Price

^{RS} **\$610,500** Sold Date **15-Feb-20**

 2  1  1

Distance **0.09km**



**61/310 Warrigal Road Cheltenham
VIC 3192**

Sold Price

\$620,500 Sold Date **26-Oct-19**

 2  1  1

Distance **0.09km**



**60/310 Warrigal Road Cheltenham
VIC 3192**

Sold Price

\$651,000 Sold Date **16-Nov-19**

 2  1  2

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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