

## 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

60/310 Warrigal Road Cheltenham VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

14/310 Warrigal Road Cheltenham VIC 3192	\$595,000	01-Oct-19
4/25 Brampton Street Cheltenham VIC 3192	\$574,500	12-Oct-19
5/226 Warrigal Road Cheltenham VIC 3192	\$590,000	31-Aug-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.~~

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**14/310 Warrigal Road Cheltenham  
VIC 3192**

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**01-Oct-19**

 2

 1

 1

Distance

**0.1km**



**4/25 Brampton Street Cheltenham  
VIC 3192**

Sold Price

<sup>RS</sup>

**\$574,500**

<sup>UN</sup>

Sold Date

**12-Oct-19**

 2

 1

 1

Distance

**0.17km**



**5/226 Warrigal Road Cheltenham  
VIC 3192**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**31-Aug-19**

 2

 1

 1

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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