

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

2/113 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Cheltenham

Period - From

27/02/2022

to

26/02/2023

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	4/2 Herald St CHELTENHAM 3192	\$650,000	17/12/2022
2	2/310 Warrigal Rd CHELTENHAM 3192	\$626,000	26/11/2022
3	4/5-7 Radcliff Av CHELTENHAM 3192	\$613,500	25/02/2023

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:

27/02/2023 17:03



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

27/02/2022 - 26/02/2023: \$700,000

Comparable Properties



4/2 Herald St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Unit



2/310 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 4

Price: \$626,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Unit

Land Size: 236 sqm approx



4/5-7 Radcliff Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$613,500

Method: Auction Sale

Date: 25/02/2023

Property Type: Villa