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

2/1383 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$420,000

Median sale price

Median price	\$776,000	Pro	perty Type Unit	t		Suburb	Cheltenham
Period - From	01/07/2024	to	30/09/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7/49 Wilson St CHELTENHAM 3192	\$430,000	30/12/2024
2	8/62-64 Mentone Pde MENTONE 3194	\$445,000	30/11/2024
3	6/224 Nepean Hwy PARKDALE 3195	\$435,000	07/08/2024

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:

06/01/2025 17:25



2/1383 Nepean Highway, Cheltenham Vic 3192

BARRYPLANT



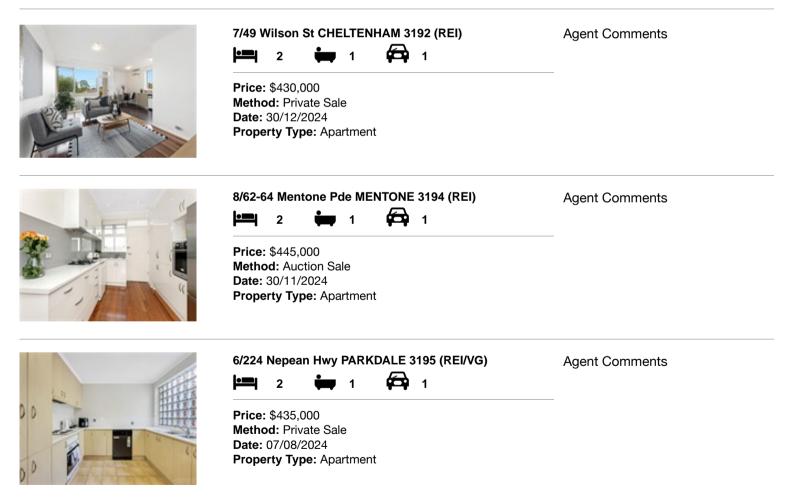


Property Type: Apartment Agent Comments

Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$420,000 Median Unit Price September quarter 2024: \$776,000

Comparable Properties



Account - Barry Plant | P: 03 9586 0500



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