

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

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

Single price \$420,000

Median sale price

Median price \$776,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2024

to 30/09/2024

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	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

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Indicative Selling Price
\$420,000

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



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/49 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$430,000

Method: Private Sale

Date: 30/12/2024

Property Type: Apartment



8/62-64 Mentone Pde MENTONE 3194 (REI)

Agent Comments

 2  1  1

Price: \$445,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Apartment



6/224 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500