

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

210/278-282 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price

\$722,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2023

to

30/06/2023

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	112/278 Charman Rd CHELTENHAM 3192	\$310,000	07/06/2023
2	303/9 Chesterville Rd CHELTENHAM 3192	\$302,000	19/07/2023
3	403/9 Chesterville Rd CHELTENHAM 3192	\$295,000	10/05/2023

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:

15/09/2023 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$285,000 - \$310,000
Median Unit Price
June quarter 2023: \$722,000

Comparable Properties



112/278 Charman Rd CHELTENHAM 3192
(REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 07/06/2023
Property Type: Unit



303/9 Chesterville Rd CHELTENHAM 3192
(REI)

Agent Comments



Price: \$302,000
Method: Private Sale
Date: 19/07/2023
Property Type: Apartment



403/9 Chesterville Rd CHELTENHAM 3192
(REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 10/05/2023
Property Type: Apartment