

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

12/250 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$425,000

&

\$465,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Cheltenham

Period - From

18/12/2022

to

17/12/2023

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	5/207 Charman Rd CHELTENHAM 3192	\$467,000	05/08/2023
2	2/86 Charman Rd MENTONE 3194	\$455,000	13/09/2023
3	604/6 Railway Rd CHELTENHAM 3192	\$435,000	21/11/2023

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:

18/12/2023 09:42



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

18/12/2022 - 17/12/2023: \$590,000

Comparable Properties



5/207 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  1

Price: \$467,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Apartment



2/86 Charman Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$455,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment



604/6 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 21/11/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500