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

48/310 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $560,000 & $610,000

Median sale price

| Median price | $777,500 | Property Type | Unit | Suburb | Cheltenham |

| Period - From | 01/10/2023 | to | 31/12/2023 | 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	27/310 Warrigal Rd CHELTENHAM 3192	$630,000	15/08/2023
2	3/13 Albenca St MENTONE 3194	$620,000	16/12/2023
3	2/59 Wilson St CHELTENHAM 3192	$616,500	09/09/2023

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: 16/01/2024 14:43

CONSUMER AFFAIRS VICTORIA

48/310 Warrigal Road, Cheltenham Vic 3192

🛏 **2**   🛁 **-**   🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median Unit Price
December quarter 2023: $777,500

Comparable Properties

27/310 Warrigal Rd CHELTENHAM 3192 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **2**

Price: $630,000
Method: Sold Before Auction
Date: 15/08/2023
Property Type: Unit

Agent Comments

3/13 Albenca St MENTONE 3194 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $620,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit
Land Size: 160 sqm approx

Agent Comments

2/59 Wilson St CHELTENHAM 3192 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $616,500
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9586 0500