

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

200a Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,225,000

Property Type House

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	38a Lower Dandenong Rd MENTONE 3194	\$1,175,000	24/02/2024
2	1/92 Lower Dandenong Rd PARKDALE 3195	\$1,145,000	22/12/2023
3			

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:

06/03/2024 17:15



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



38a Lower Dandenong Rd MENTONE 3194
(REI)

Agent Comments

4 3 2

Price: \$1,175,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 306 sqm approx



1/92 Lower Dandenong Rd PARKDALE 3195
(REI/VG)

Agent Comments

4 2 2

Price: \$1,145,000

Method: Private Sale

Date: 22/12/2023

Property Type: Townhouse (Single)

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.