

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/338 BAY ROAD, CHELTENHAM, VIC 3192**  1  1  2

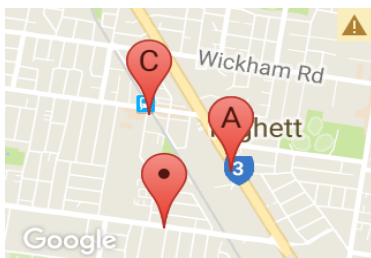
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$310,000 to \$340,000**

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

## MEDIAN SALE PRICE



**CHELTENHAM, VIC, 3192**

Suburb Median Sale Price (Unit)

**\$578,448**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**102/1142 NEPEAN HWY, HIGHETT, VIC 3190**  1  1  1

Sale Price

**\*\$301,000**

Sale Date: 14/05/2018

Distance from Property: 596m



**301/1142 NEPEAN HWY, HIGHETT, VIC 3190**  1  1  1

Sale Price

**\*\$316,000**

Sale Date: 17/04/2018

Distance from Property: 596m



**20/68 GRAHAM RD, HIGHETT, VIC 3190**  1  1  1

Sale Price

**\*\*\$341,000**

Sale Date: 13/06/2018

Distance from Property: 818m



This report has been compiled on 21/06/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6/338 BAY ROAD, CHELTENHAM, VIC 3192

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$578,448

House

Unit

X


Suburb

CHELTENHAM

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
102/1142 NEPEAN HWY, HIGHETT, VIC 3190	*\$301,000	14/05/2018
301/1142 NEPEAN HWY, HIGHETT, VIC 3190	*\$316,000	17/04/2018
20/68 GRAHAM RD, HIGHETT, VIC 3190	**\$341,000	13/06/2018