

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

5/207 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$415,000 & \$455,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Cheltenham

Period - From 27/06/2022 to 26/06/2023 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	104/144 Collins St MENTONE 3194	\$475,000	03/04/2023
2	416/1228 Nepean Hwy CHELTENHAM 3192	\$465,000	10/02/2023
3	715/1228 Nepean Hwy CHELTENHAM 3192	\$460,000	06/04/2023

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:

27/06/2023 17:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$415,000 - \$455,000

Median Unit Price

27/06/2022 - 26/06/2023: \$675,000

Comparable Properties



104/144 Collins St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 03/04/2023

Property Type: Apartment



416/1228 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 10/02/2023

Property Type: Apartment



715/1228 Nepean Hwy CHELTENHAM 3192 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 06/04/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500