## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/24 Warren Road, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	n \$500,000		&		\$550,000				
Median sale price									
Median price	\$773,000	Pro	operty Type	Unit			Suburb	Cheltenham	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/26 Warren Rd CHELTENHAM 3192	\$592,000	24/10/2024
2	1/24 Warren Rd CHELTENHAM 3192	\$600,000	24/10/2024
3	3/26 Warren Rd CHELTENHAM 3192	\$580,000	12/10/2024

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:

05/02/2025 15:29





9573 6100 0412 054 970

Andrew Panagopoulos





Property Type: Unit

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2024: \$773,000

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# **Comparable Properties**

Sold	2/26 Warren Rd CHELTENHAM 3192 (REI) 2 2 2 1 Price: \$592,000 Method: Private Sale Date: 24/10/2024 Property Type: Unit	Agent Comments
Sold	1/24 Warren Rd CHELTENHAM 3192 (REI)   2 2   2 2   Price: \$600,000   Method: Private Sale   Date: 24/10/2024   Property Type: Unit	Agent Comments
	3/26 Warren Rd CHELTENHAM 3192 (REI) 2 1 1 1 Price: \$580,000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit	Agent Comments

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