

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

56/310 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$605,000

Median sale price

Median price

\$633,000

House

Unit

X

Suburb

Cheltenham

Period - From

01/01/2018

to

31/12/2018

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	2/34 Sunray Av CHELTENHAM 3192	\$645,000	22/02/2019
2	2/36 Wilson St CHELTENHAM 3192	\$591,000	02/02/2019
3	6/145 Park Rd CHELTENHAM 3192	\$580,000	10/01/2019

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.



 2  1  1

Rooms:

Property Type: Villa

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



2/34 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

 2  1  2

Price: \$645,000

Method: Private Sale

Date: 22/02/2019

Rooms: -

Property Type: Unit



2/36 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  1

Price: \$591,000

Method: Auction Sale

Date: 02/02/2019

Rooms: 3

Property Type: Unit

Land Size: 120 sqm approx



6/145 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  2

Price: \$580,000

Method: Private Sale

Date: 10/01/2019

Rooms: -

Property Type: Unit