

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Warren Road,  
CHELTENHAM 3192**

### Indicative selling price

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

**Range \$800,000 - \$860,000**

### Median sale price

Median **House** for **CHELT ENHAM** for period **Nov 2018 - Nov 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$990,000**

### 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 the most comparable to the property for sale.

**18 Kardinian,**  
Cheltenham 3192

**Price \$801,000** Sold 25  
September 2018

**10 Blackburn Drive,**  
Cheltenham 3192

**Price \$845,000** Sold 31  
August 2018

**1282 Nepean Highway,**  
Cheltenham 3192

**Price \$870,000** Sold 12 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

1 baths

1 parking

#### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

#### Contact agents



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