

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

604/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

408/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$365,000	11-Aug-22
304/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$370,000	21-Oct-21

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 6 months.

This Statement of Information was prepared on: 16 February 2023



408/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

1 1 1

Sold Price **\$365,000** Sold Date **11-Aug-22**

Distance **0km**



304/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

1 1 1

Sold Price **\$370,000** Sold Date **21-Oct-21**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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