

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

715/1228 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

or range
between

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2022

to

28 Feb 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

415/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$470,000	11-Sep-22
416/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$465,000	10-Feb-23
519/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	10-Feb-23

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: 07 March 2023


**415/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$470,000** Sold Date **11-Sep-22**

 Distance **0km**

**416/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price ^{RS} **\$465,000** ^{UN} Sold Date **10-Feb-23**

 Distance **0km**

**519/8 RAILWAY ROAD
CHELTENHAM VIC 3192**
 2  1  1

 Sold Price ^{RS} **\$450,000** Sold Date **10-Feb-23**

 Distance **0km**
RS = Recent sale **UN** = Undisclosed Sale

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