

## 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

11/374 WARRIGAL ROAD CHELTENHAM VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2022

to

31 Jul 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

7/310 WARRIGAL ROAD CHELTENHAM VIC 3192	\$595,000	21-Feb-23
3/2 FIONA COURT CHELTENHAM VIC 3192	\$550,000	25-Feb-23
17/94-96 CAVANAGH STREET CHELTENHAM VIC 3192	\$583,500	24-May-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: 01 August 2023



**7/310 WARRIGAL ROAD  
CHELTENHAM VIC 3192**

2 1 2

Sold Price **\$595,000** Sold Date **21-Feb-23**

Distance **0.63km**



**3/2 FIONA COURT CHELTENHAM  
VIC 3192**

2 1 1

Sold Price **\$550,000** Sold Date **25-Feb-23**

Distance **0.75km**



**17/94-96 CAVANAGH STREET  
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$583,500** Sold Date **24-May-23**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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