

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

513/1228 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2021

to

30 Apr 2022

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

314/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$476,000	24-Feb-22
411/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$472,000	15-Feb-22
310/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$470,000	17-Dec-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: 23 May 2022


**314/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$476,000** Sold Date **24-Feb-22**

Distance -


**411/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$472,000** Sold Date **15-Feb-22**

Distance -


**310/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2  2  1

 Sold Price **\$470,000** Sold Date **17-Dec-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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