

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/1318 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,250

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

17 PRIMROSE AVENUE CHELTENHAM VIC 3192	\$760,000	09-Feb-21
7/10-12 PARK ROAD CHELTENHAM VIC 3192	\$815,000	12-Apr-21
3/5 JANICE AVENUE CHELTENHAM VIC 3192	\$865,000	01-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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17 PRIMROSE AVENUE CHELTENHAM VIC 3192

 3  2  2

Sold Price **\$760,000** Sold Date **09-Feb-21**

Distance **2km**

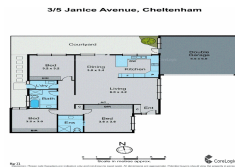


7/10-12 PARK ROAD CHELTENHAM VIC 3192

 3  2  2

Sold Price ^{RS} **\$815,000** Sold Date **12-Apr-21**

Distance **1.2km**



3/5 JANICE AVENUE CHELTENHAM VIC 3192

 3  2  2

Sold Price **\$865,000** Sold Date **01-Mar-21**

Distance **1.8km**



2/18 BARRETT STREET CHELTENHAM VIC 3192

 3  2  2

Sold Price ^{RS} **\$830,000** Sold Date **25-Feb-21**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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