

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

19/374 Warrigal Road 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

\$575,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

8/299-301 Warrigal Road Cheltenham VIC 3192	\$531,000	07-Nov-20
2/44 Warren Road Cheltenham VIC 3192	\$606,000	14-Dec-20
7/159 Warrigal Road Cheltenham VIC 3192	\$538,000	22-Oct-20

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: 29 March 2021

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**8/299-301 Warrigal Road
Cheltenham VIC 3192**

2 1 2

Sold Price **\$531,000** Sold Date **07-Nov-20**

Distance **0.12km**



**2/44 Warren Road Cheltenham VIC
3192**

2 1 2

Sold Price **\$606,000** Sold Date **14-Dec-20**

Distance **0.66km**



**7/159 Warrigal Road Cheltenham
VIC 3192**

2 1 1

Sold Price **\$538,000** Sold Date **22-Oct-20**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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