

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

60 Central Park Walk, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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 six 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
1	48 Mulberry Av CHELTENHAM 3192	\$749,900	22/07/2022
2	3/17 Oak Av CHELTENHAM 3192	\$745,000	28/05/2022
3	1d Kayden St CHELTENHAM 3192	\$730,000	23/07/2022

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 six months.~~

This Statement of Information was prepared on:

24/10/2022 14:12



Property Type: Car Park/Car
Space (Res)

Agent Comments

Comparable Properties



48 Mulberry Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$749,900

Method: Sold Before Auction

Date: 22/07/2022

Property Type: Townhouse (Res)

Land Size: 138 sqm approx

3/17 Oak Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit



1d Kayden St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 23/07/2022

Property Type: Townhouse (Res)