

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 4/323 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$425,000 & \$467,500

Median sale price

Median price \$667,500 House Unit X Suburb Cheltenham

Period - From 01/01/2018 to 31/03/2018 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	503/2-6 Railway Rd CHELTENHAM 3192	\$462,500	05/02/2018
2	4/81 Wilson St CHELTENHAM 3192	\$437,000	05/05/2018
3	143/75 Graham Rd HIGHETT 3190	\$433,000	07/03/2018

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.

4/323 Charman Road, Cheltenham Vic 3192



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$425,000 - \$467,500
Median Unit Price
March quarter 2018: \$667,500

Comparable Properties



503/2-6 Railway Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$462,500
Method: Private Sale
Date: 05/02/2018
Rooms: -
Property Type: Apartment



4/81 Wilson St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$437,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 3
Property Type: Unit



143/75 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$433,000
Method: Private Sale
Date: 07/03/2018
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)