

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

311/1228 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2022

to

31 Jan 2023

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

415/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$470,000	11-Sep-22
204/30 GARFIELD STREET CHELTENHAM VIC 3192	\$497,000	11-Sep-22

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: 22 February 2023


**415/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**
 2
  2
  1

 Sold Price **\$470,000** Sold Date **11-Sep-22**

 Distance **0km**

**204/30 GARFIELD STREET
CHELTENHAM VIC 3192**
 2
  2
  1

 Sold Price **\$497,000** Sold Date **11-Sep-22**

 Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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