

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

313/278 CHARMAN 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|--|-----------|-----------|
| 303/278 CHARMAN ROAD CHELTENHAM VIC 3192 | \$505,000 | 19-Dec-23 |
| 115/278 CHARMAN ROAD CHELTENHAM VIC 3192 | \$510,000 | 22-Mar-24 |
| 12/250 CHARMAN ROAD CHELTENHAM VIC 3192 | \$445,000 | 11-Jan-24 |

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: 17 May 2024



**303/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$505,000** Sold Date **19-Dec-23**

Distance **0.01km**



**115/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price ^{RS} **\$510,000** Sold Date **22-Mar-24**

Distance **0.01km**



**12/250 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$445,000** Sold Date **11-Jan-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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