

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

1/267 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$1,213,000 Property Type House Suburb Cheltenham

Period - From 01/07/2020 to 30/06/2021 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	2 Linda CI CHELTENHAM 3192	\$648,000	14/03/2021
2	2/23 Nicholas Gr HEATHERTON 3202	\$675,000	27/02/2021
3			

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: 27/07/2021 14:38



Property Type:

Agent Comments

Comparable Properties

2 Linda CI CHELTENHAM 3192 (VG)

Agent Comments



Price: \$648,000

Method: Sale

Date: 14/03/2021

Property Type: Flat/Unit/Apartment (Res)



2/23 Nicholas Gr HEATHERTON 3202 (REI/VG)

Agent Comments



Price: \$675,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit

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.