

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

213/278 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$345,000

&

\$379,500

Median sale price

Median price \$656,000

House

Unit

X

Suburb Cheltenham

Period - From 01/07/2016

to 30/06/2017

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	312/7 Balcombe Rd MENTONE 3194	\$365,000	15/08/2017
2	304/278 Charman Rd CHELTENHAM 3192	\$351,000	12/05/2017
3	204/278-286 Charman Rd CHELTENHAM 3192	\$350,000	21/08/2017

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.~~

213/278 Charman Road, Cheltenham Vic 3192

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metrops.com.au

Indicative Selling Price

\$345,000 - \$379,500

Median Unit Price

Year ending June 2017: \$656,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



312/7 Balcombe Rd MENTONE 3194 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 15/08/2017

Rooms: -

Property Type: Apartment



304/278 Charman Rd CHELTENHAM 3192 (REI) **Agent Comments**



Price: \$351,000

Method: Private Sale

Date: 12/05/2017

Rooms: 2

Property Type: Apartment



204/278-286 Charman Rd CHELTENHAM 3192 (REI) **Agent Comments**



Price: \$350,000

Method: Private Sale

Date: 21/08/2017

Rooms: 2

Property Type: Apartment