

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 304/3 Chesterville Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Cheltenham

Period - From 11/01/2023 to 10/01/2024 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 | 301/1228 Nepean Hwy CHELTENHAM 3192 | \$355,000 | 22/11/2023 |
| 2 | 625/8 Railway Rd CHELTENHAM 3192 | \$350,000 | 28/09/2023 |
| 3 | 403/1146 Nepean Hwy HIGHETT 3190 | \$340,000 | 31/07/2023 |

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: 11/01/2024 12:52



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

11/01/2023 - 10/01/2024: \$590,000

Comparable Properties



301/1228 Nepean Hwy CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 22/11/2023

Property Type: Apartment

625/8 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments

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Price: \$350,000

Method: Sale

Date: 28/09/2023

Property Type: Flat/Unit/Apartment (Res)



403/1146 Nepean Hwy HIGHETT 3190 (REI/VG) **Agent Comments**

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Price: \$340,000

Method: Private Sale

Date: 31/07/2023

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216