## 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale pr	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	11/01/2023	to	10/01/2024		So	urce	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.

Ade	dress 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









**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
 Agent Comments (REI)

 Image: 1
 Image: 1

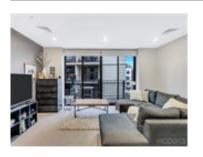
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Price: \$355,000 Method: Private Sale Date: 22/11/2023 Property Type: Apartment

625/8 Railway Rd CHELTENHAM 3192 (VG)



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



Price: \$340,000 Method: Private Sale Date: 31/07/2023 Property Type: Apartment

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





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Agent Comments