

## 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

4/163 Centre Dandenong Road Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/299-301 Warrigal Road Cheltenham VIC 3192 | \$680,000 | 29-Mar-21 |
| 19/374 Warrigal Road Cheltenham VIC 3192    | \$625,000 | 10-Apr-21 |
| 2/157 Warrigal Road Cheltenham VIC 3192     | \$695,000 | 27-Mar-21 |

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: 12 April 2021



**5/299-301 Warrigal Road  
Cheltenham VIC 3192**

 2  1  1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **29-Mar-21**

Distance **0.7km**



**19/374 Warrigal Road Cheltenham  
VIC 3192**

 2  1  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **10-Apr-21**

Distance **0.72km**



**2/157 Warrigal Road Cheltenham  
VIC 3192**

 2  1  1

Sold Price <sup>RS</sup> **\$695,000** Sold Date **27-Mar-21**

Distance **0.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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