

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

605/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

Indicative selling price

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

Single Price

or range
between

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2023

to

31 Mar 2024

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

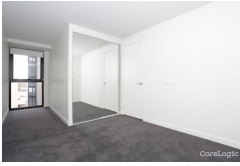
Date of sale

402/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$435,000	23-Dec-23
710/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$440,000	01-Mar-24
708/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$440,000	16-Mar-24

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: 10 April 2024



**402/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$435,000** Sold Date **23-Dec-23**

Distance **0km**



**710/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **01-Mar-24**

Distance **0.04km**



**708/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price Sold Date **16-Mar-24**

Distance **0.04km**

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

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