

# 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

1/320 Warrigal Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$480,000

### Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Cheltenham

Period - From

15/03/2023

to

14/03/2024

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	2/5-7 Radcliff Av CHELTENHAM 3192	\$500,000	17/10/2023
2			
3			

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:

15/03/2024 14:59



2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$480,000  
Median Unit Price  
15/03/2023 - 14/03/2024: \$705,000

## Comparable Properties



2/5-7 Radcliff Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$500,000  
Method: Sold Before Auction  
Date: 17/10/2023  
Property Type: Unit

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.