

## 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	51 Central Park Walk, Cheltenham Vic 3192
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#### Indicative selling price

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

Range between	\$570,000	&	\$595,000
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#### Median sale price

Median price	\$646,250	House		Unit	X	Suburb	Cheltenham
Period - From	01/04/2018	to	31/03/2019	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	64 Central Park Wlk CHELTENHAM 3192	\$656,500	23/02/2019
2	38 Central Park Wlk CHELTENHAM 3192	\$642,000	15/10/2018
3	9 Central Park Wlk CHELTENHAM 3192	\$620,000	11/02/2019

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.



 2  2  2

**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**64 Central Park Wik CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$656,500

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**38 Central Park Wik CHELTENHAM 3192 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$642,000

**Method:** Sale

**Date:** 15/10/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 67 sqm approx



**9 Central Park Wik CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 11/02/2019

**Rooms:** 4

**Property Type:** Townhouse (Single)