

## 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

2/1299A Nepean Highway 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2019

to

30 Apr 2020

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

2/32 Centre Dandenong Road Cheltenham VIC 3192	\$728,000	07-Dec-19
64D Wilson Street Cheltenham VIC 3192	\$700,000	28-Feb-20
3/1318 Nepean Highway Cheltenham VIC 3192	\$750,000	19-Nov-19

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 May 2020

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**2/32 Centre Dandenong Road  
Cheltenham VIC 3192**

 3  2  2

Sold Price

**\$728,000**

Sold Date

**07-Dec-19**

Distance

**0.28km**



**64D Wilson Street Cheltenham VIC  
3192**

 3  2  -

Sold Price

**\$700,000**

Sold Date

**28-Feb-20**

Distance

**0.74km**



**3/1318 Nepean Highway  
Cheltenham VIC 3192**

 3  2  2

Sold Price

**\$750,000**

Sold Date

**19-Nov-19**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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