

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

7/109 WEATHERALL 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)

Price Range:

\$425,000 to \$465,000

### Median sale price

Median price

\$785,000

Property type

Unit

Suburb

CHELTENHAM

Period

01 January 2022 to 31 March 2022

Source

  
pricefinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

6/209 CHARMAN RD, CHELTENHAM, VIC 3192

\$434,000

22/10/2021

This Statement of Information was prepared on:

24/04/2022