

# 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

101/323 Charman 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)

Range between \$425,000 & \$465,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2019

to

31/12/2019

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	914/2-6 Railway Rd CHELTENHAM 3192	\$470,000	18/11/2019
2	708/2-6 Railway Rd CHELTENHAM 3192	\$460,000	24/10/2019
3	262/75 Graham Rd HIGHETT 3190	\$449,000	20/10/2019

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.~~

This Statement of Information was prepared on:

20/03/2020 14:26



 2   
  1   
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$425,000 - \$465,000

**Median Unit Price**

December quarter 2019: \$700,000

## Comparable Properties



**914/2-6 Railway Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 18/11/2019

**Rooms:** 4

**Property Type:** Apartment

**708/2-6 Railway Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 24/10/2019

**Rooms:** 3

**Property Type:** Apartment



**262/75 Graham Rd HIGHETT 3190 (VG)**

Agent Comments

 2   
  -   
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**Price:** \$449,000

**Method:** Sale

**Date:** 20/10/2019

**Property Type:** Strata Unit/Flat