## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$425,000		&		\$465,000			
Median sale pi	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress 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

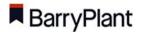
OR

**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





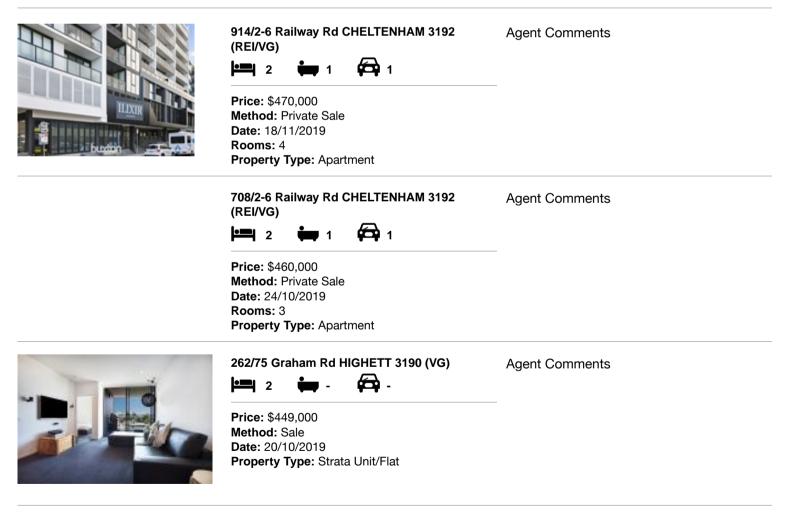




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$425,000 - \$465,000 Median Unit Price December quarter 2019: \$700,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9586 0500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.