



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**304B Warrigal Road,  
CHELTENHAM 3192**

### Indicative selling price

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

**Range \$480,000 - \$530,000**

### Median sale price

Median **Unit** for **CHELTENHAM** for period **Oct 2017 - Oct 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$588,448**

### Comparable property sales

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 the most comparable to the property for sale.

**406/2-6 Railway Road,**  
Cheltenham 3192

**Price \$489,000** Sold 28 July  
2018

**92/62 Cavanagh Street,**  
Cheltenham 3192

**Price \$515,000** Sold 26 July  
2018

**9/126 Argus Street,**  
Cheltenham 3192

**Price \$520,000** Sold 02 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

Unit



2 beds



1 baths



1 parking

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



**Alex Pearson**  
Ray White

0413 892 585  
[alex.pearson@raywhite.com](mailto:alex.pearson@raywhite.com)



**Kevin Chokshi**  
Ray White

(03) 9584 8288  
0430 195 517  
[kevin.chokshi@raywhite.com](mailto:kevin.chokshi@raywhite.com)

