

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

2/260-262 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$645,000

&

\$705,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2022

to 31/12/2022

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	200 Warrigal Rd CHELTENHAM 3192	\$730,000	13/12/2022
2	1/2 Southern Rd MENTONE 3194	\$710,000	04/02/2023
3	3/129 Lower Dandenong Rd MENTONE 3194	\$670,000	30/01/2023

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:

22/02/2023 10:51



Property Type:
Divorce/Estate/Family Transfers
Land Size: 212 sqm approx
Agent Comments

Indicative Selling Price
\$645,000 - \$705,000
Median Unit Price
December quarter 2022: \$730,000

Comparable Properties



200 Warrigal Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**



Price: \$730,000
Method: Private Sale
Date: 13/12/2022
Rooms: 5
Property Type: Unit
Land Size: 275 sqm approx



1/2 Southern Rd MENTONE 3194 (REI)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Unit



3/129 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments



Price: \$670,000
Method: Sold Before Auction
Date: 30/01/2023
Property Type: Unit

Account - Barry Plant | P: 03 9586 0500