

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

1312 NEPEAN HIGHWAY CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

32 SWINDEN AVENUE CHELTENHAM VIC 3192	\$1,170,000	29-Aug-24
37A SWINDEN AVENUE CHELTENHAM VIC 3192	\$1,120,000	13-Nov-24
29B FLINDERS STREET MENTONE VIC 3194	\$1,285,000	23-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 14 January 2025



**32 SWINDEN AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$1,170,000** Sold Date **29-Aug-24**

Distance **0.28km**

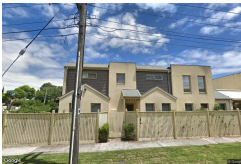


**37A SWINDEN AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$1,120,000** Sold Date **13-Nov-24**

Distance **0.31km**



**29B FLINDERS STREET MENTONE
VIC 3194**

3 2 1

Sold Price **\$1,285,000** Sold Date **23-Sep-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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