

# 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

405/1228 Nepean Highway, 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 \$460,000 & \$480,000

### Median sale price

Median price \$830,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2022 to 31/03/2022 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	215/1228 Nepean Hwy CHELTENHAM 3192	\$486,000	11/12/2021
2	314/1228 Nepean Hwy CHELTENHAM 3192	\$476,000	24/02/2022
3	310/1228 Nepean Hwy CHELTENHAM 3192	\$470,000	17/12/2021

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:

29/04/2022 11:35



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**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

**215/1228 Nepean Hwy CHELTENHAM 3192 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$486,000

**Method:** Sale

**Date:** 11/12/2021

**Property Type:** Flat/Unit/Apartment (Res)

**314/1228 Nepean Hwy CHELTENHAM 3192 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$476,000

**Method:** Sale

**Date:** 24/02/2022

**Property Type:** Flat/Unit/Apartment (Res)

**310/1228 Nepean Hwy CHELTENHAM 3192 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$470,000

**Method:** Sale

**Date:** 17/12/2021

**Property Type:** Flat/Unit/Apartment (Res)