

Robert Pullia 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

					5	Section 47	AF (of the Estate	Agents Act 1980
Property offere	ed for sa	ale							
Address Including suburb and postcode		204/278 (Charm	an Road, C	helten	ham Vic 319	92		
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$330,000		000	&			\$350,000			
Median sale price									
Median price	\$656,000	0 +	-louse		Unit	Х		Suburb	Cheltenham
Period - From	Period - From 01/07/2016 to			30/06/2017 Source REIV			EIV		
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 sixmonths 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									
2									
3									
OR									
B* The esta	te agent	or agent	's repr	esentative r	easor	nably believe	es th	at fewer than t	hree comparable

properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$330,000 - \$350,000 **Median Unit Price** Year ending June 2017: \$656,000





Comparable Properties



304/278 Charman Rd CHELTENHAM 3192 (REI) Agent Comments

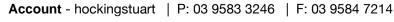
1

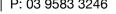
Price: \$351,000 Method: Private Sale Date: 12/05/2017

Rooms: 2

Property Type: Apartment

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.









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