

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

15/374 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$580,000 & \$625,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Cheltenham

Period - From 13/04/2020 to 12/04/2021 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	19/374 Warrigal Rd CHELTENHAM 3192	\$625,000	10/04/2021
2	9/94-96 Cavanagh St CHELTENHAM 3192	\$625,000	26/02/2021
3	3/30 Chesterville Rd CHELTENHAM 3192	\$600,000	23/02/2021

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:

13/04/2021 11:19



2 1 2

Rooms: 4

Property Type: Villa

Agent Comments

Indicative Selling Price

\$580,000 - \$625,000

Median Unit Price

13/04/2020 - 12/04/2021: \$680,000

Comparable Properties



19/374 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Villa



9/94-96 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 26/02/2021

Property Type: Unit



3/30 Chesterville Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 23/02/2021

Property Type: Apartment