

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

2/207 Warrigal Road 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/62 Wilson Street Cheltenham VIC 3192	\$1,200,000	13-Oct-21
7B Herald Street Cheltenham VIC 3192	\$1,215,000	02-Nov-20
98B Devon Street Cheltenham VIC 3192	\$1,202,000	06-Nov-21

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: 07 February 2022



1/62 Wilson Street Cheltenham VIC 3192

Sold Price

\$1,200,000

Sold Date

13-Oct-21

4 3 2

Distance

1.57km



7B Herald Street Cheltenham VIC 3192

Sold Price

\$1,215,000

Sold Date

02-Nov-20

4 3 2

Distance

0.4km



98B Devon Street Cheltenham VIC 3192

Sold Price

^{RS} **\$1,202,000**

Sold Date

06-Nov-21

3 2 1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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