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	106/3 Chesterville 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	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Jan 2021	to	31 Dec 2021	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
512/6 Railway Road Cheltenham VIC 3192	$370,000	27-Dec-21
220/8 Railway Road Cheltenham VIC 3192	$330,000	02-Aug-21
4/120 Charman Road Mentone VIC 3194	$377,000	10-Aug-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: 24 January 2022

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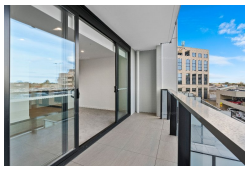


512/6 Railway Road Cheltenham VIC 3192

1 1 1

Sold Price RS **$370,000** UN Sold Date **27-Dec-21**

Distance **0.47km**



220/8 Railway Road Cheltenham VIC 3192

1 1 1

Sold Price **$330,000** Sold Date **02-Aug-21**

Distance **0.47km**



4/120 Charman Road Mentone VIC 3194

1 1 1

Sold Price **$377,000** Sold Date **10-Aug-21**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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