

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

5/374 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

8/310 WARRIGAL ROAD CHELTENHAM VIC 3192	\$575,000	31-Jul-24
11/3 EVERGREEN CIRCUIT CHELTENHAM VIC 3192	\$566,000	20-Apr-24
3/26 WARREN ROAD CHELTENHAM VIC 3192	\$580,000	12-Oct-24

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: 16 October 2024



**8/310 WARRIGAL ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$575,000** Sold Date **31-Jul-24**

Distance **0.62km**



**11/3 EVERGREEN CIRCUIT
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$566,000** Sold Date **20-Apr-24**

Distance **0.83km**



**3/26 WARREN ROAD
CHELTENHAM VIC 3192**

2 1 -

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **12-Oct-24**

Distance **0.85km**

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

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