

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

10/287-291 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2023

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 1/287-291 WARRIGAL ROAD CHELTENHAM VIC 3192 | \$564,000 | 02-Dec-23 |
| 2/2 FIONA COURT CHELTENHAM VIC 3192 | \$540,000 | 26-Oct-24 |
| 1/2 FIONA COURT CHELTENHAM VIC 3192 | \$510,000 | 18-May-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: 19 November 2024



**1/287-291 WARRIGAL ROAD
CHELTENHAM VIC 3192**

2 1 2

Sold Price **\$564,000** Sold Date **02-Dec-23**

Distance **0.05km**



**2/2 FIONA COURT CHELTENHAM
VIC 3192**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **26-Oct-24**

Distance **0.58km**



**1/2 FIONA COURT CHELTENHAM
VIC 3192**

2 1 1

Sold Price **\$510,000** Sold Date **18-May-24**

Distance **0.59km**

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

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