

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 515/1228 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2020

to 31/12/2020

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 | 911/2-6 Railway Rd CHELTENHAM 3192 | \$513,000 | 09/10/2020 |
| 2 | 611/1228 Nepean Hwy CHELTENHAM 3192 | \$500,000 | 22/09/2020 |
| 3 | 305/3 Chesterville Rd CHELTENHAM 3192 | \$490,000 | 18/12/2020 |

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:

20/03/2021 14:40



Property Type: Apartment

Agent Comments

Comparable Properties

911/2-6 Railway Rd CHELTENHAM 3192 (VG) Agent Comments



Price: \$513,000

Method: Sale

Date: 09/10/2020

Property Type: Flat/Unit/Apartment (Res)



611/1228 Nepean Hwy CHELTENHAM 3192 (REI/VG) Agent Comments

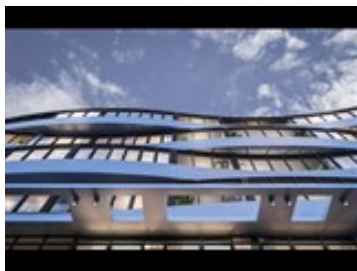


Price: \$500,000

Method: Private Sale

Date: 22/09/2020

Property Type: Apartment



305/3 Chesterville Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$490,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment

Land Size: 8 sqm approx