



HAIM
REAL ESTATE

STATEMENT OF INFORMATION

708/1228 NEPEAN HIGHWAY, CHELTENHAM, VIC 3192

PREPARED BY NICHOLAS BLOW, HAIM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



708/1228 NEPEAN HIGHWAY,

 2  1  1

Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

Provided by: Nicholas Blow, Haim Real Estate

MEDIAN SALE PRICE



CHELTENHAM, VIC, 3192

Suburb Median Sale Price (Unit)

\$620,000

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



323/8 RAILWAY RD, CHELTENHAM, VIC 3192

 2  1  1

Sale Price

\$442,000

Sale Date: 24/11/2020

Distance from Property: 0m



518/8 RAILWAY RD, CHELTENHAM, VIC 3192

 2  1  -

Sale Price

\$459,000

Sale Date: 31/07/2020

Distance from Property: 0m



308/1146 NEPEAN HWY, HIGHETT, VIC 3190

 2  1  1

Sale Price

****\$485,000**

Sale Date: 29/11/2020

Distance from Property: 1.5km



This report has been compiled on 19/01/2021 by Haim Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

708/1228 NEPEAN HIGHWAY, CHELTENHAM, VIC 3192

Indicative selling price

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

Price Range: \$430,000 to \$470,000


Median sale price

Median price: \$620,000

Property type: Unit

Suburb: CHELTENHAM

Period: 01 January 2020 to 31 December 2020

Source: 

Comparable property sales

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
323/8 RAILWAY RD, CHELTENHAM, VIC 3192	\$442,000	24/11/2020
518/8 RAILWAY RD, CHELTENHAM, VIC 3192	\$459,000	31/07/2020
308/1146 NEPEAN HWY, HIGHETT, VIC 3190	**\$485,000	29/11/2020

This Statement of Information was prepared on: 19/01/2021