

# 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 1/273 Warrigal Road, Cheltenham, VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$750,000 & \$800,000

### Median sale price

Median price \$1,255,000 Property type House Suburb CHELTENHAM  
Period - From 18/07/2022 to 17/07/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/2 Hilda Street Cheltenham Vic 3192	\$830,000	2023-01-19
2	5/21-23 Argus Street Cheltenham Vic 3192	\$813,500	2023-02-04
3	18 Bernard Street Cheltenham Vic 3192	\$818,000	2023-04-07

This Statement of Information was prepared on: 18/07/2023

