# 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

1/320 Warrigal Road, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$696,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	23/01/2023	to	22/01/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/287 Warrigal Rd CHELTENHAM 3192	\$564,000	02/12/2023
2	8/374 Warrigal Rd CHELTENHAM 3192	\$555,000	10/08/2023
3			

OR

**B**<sup>\*</sup> 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:

23/01/2024 15:14





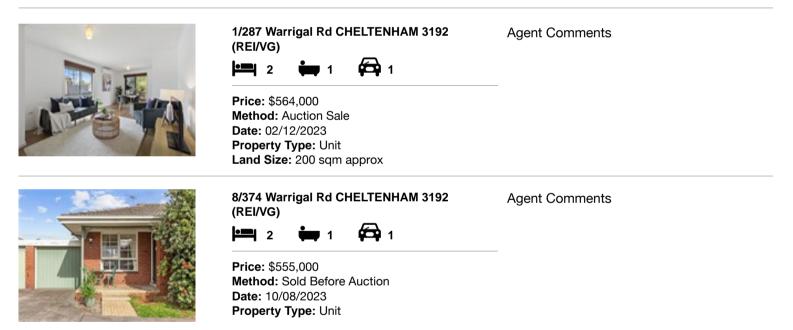




**Property Type:** Unit Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 23/01/2023 - 22/01/2024: \$696,500

# **Comparable Properties**



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.

#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

propertydata



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