

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

105/278 CHARMAN 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2023

to

31 Mar 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

108/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$425,000	04-Mar-24
210/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$307,000	30-Jan-24
303/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$505,000	19-Dec-23

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 April 2024



**108/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price

^{RS}

\$425,000

Sold Date

04-Mar-24

Distance

0km



**210/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price

^{RS}

\$307,000

Sold Date

30-Jan-24

Distance

0.01km



**303/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price

\$505,000

Sold Date

19-Dec-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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