

# 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

164 Centre Dandenong 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)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$1,212,166 Property Type House Suburb Cheltenham

Period - From 01/01/2023 to 31/03/2023 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	185 Centre Dandenong Rd CHELTENHAM 3192	\$1,077,000	01/07/2023
2	16 Allandale Rd MENTONE 3194	\$1,060,000	20/05/2023
3	143 Cavanagh St CHELTENHAM 3192	\$990,000	13/05/2023

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: 12/07/2023 11:45



4   2   4

**Property Type:** House (Res)  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median House Price**  
March quarter 2023: \$1,212,166

## Comparable Properties



**185 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,077,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



**16 Allandale Rd MENTONE 3194 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**143 Cavanagh St CHELTENHAM 3192 (REI)**

**Agent Comments**

3   1   2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx