

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

167 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,215,000 Property Type House Suburb Cheltenham

Period - From 21/12/2022 to 20/12/2023 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	43 Latrobe St CHELTENHAM 3192	\$940,000	11/11/2023
2	66 Lower Dandenong Rd PARKDALE 3195	\$965,000	09/09/2023
3	53 Kardinian Av CHELTENHAM 3192	\$950,000	26/08/2023

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:

21/12/2023 13:34

167 Warrigal Road, Cheltenham Vic 3192



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
21/12/2022 - 20/12/2023: \$1,215,000

Comparable Properties



43 Latrobe St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 11/11/2023
Property Type: House



66 Lower Dandenong Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 398 sqm approx



53 Kardinian Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)
Land Size: 533 sqm approx

Account - Jellis Craig



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