

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

181 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,220,750

Property Type

House

Suburb

Cheltenham

Period - From

01/01/2023

to

31/12/2023

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	203 Charman Rd CHELTENHAM 3192	\$1,475,000	12/02/2024
2	69 Church St BEAUMARIS 3193	\$1,466,000	19/01/2024
3			

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:

19/02/2024 17:00



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2023: \$1,220,750

Comparable Properties



203 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 1034 sqm approx



69 Church St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,466,000
Method: Private Sale
Date: 19/01/2024
Property Type: House

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.

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