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	188 Centre Dandenong Road, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Range between \$970,000	&	\$1,060,000
-------------------------	---	-------------

Median sale price

Median price	\$1,213,583	Pro	perty Type	House		Suburb	Cheltenham
Period - From	01/10/2022	to	30/09/2023		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

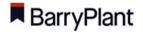
Add	dress of comparable property	Price	Date of sale
1	108 Centre Dandenong Rd CHELTENHAM 3192	\$1,100,000	20/05/2023
2	185 Centre Dandenong Rd CHELTENHAM 3192	\$1,077,000	01/07/2023
3	176 Centre Dandenong Rd CHELTENHAM EAST 3192	\$1,060,000	06/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2023 13:54









Rooms: 5

Property Type: House **Land Size:** 530 sqm approx

Agent Comments

Indicative Selling Price \$970,000 - \$1,060,000 Median House Price

Year ending September 2023: \$1,213,583

Comparable Properties



108 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG)

1132 (IKLI/VO)

3 🙀 2

Price: \$1,100,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) **Land Size:** 611 sqm approx

Agent Comments



185 Centre Dandenong Rd CHELTENHAM

3192 (REI/VG)

y 1

Price: \$1,077,000 **Method:** Auction Sale **Date:** 01/07/2023

Property Type: House (Res) Land Size: 538 sqm approx

Agent Comments

176 Centre Dandenong Rd CHELTENHAM EAST 3192 (VG)

2,01010102

_ _

€ .

Price: \$1,060,000 Method: Sale Date: 06/07/2023

Property Type: House (Res) **Land Size:** 545 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500



