

# 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

188 Centre Dandenong Road, Cheltenham Vic 3192
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$970,000
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 & 

\$1,060,000
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### Median sale price

Median price 

\$1,213,583
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 Property Type 

House
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 Suburb 

Cheltenham
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	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 comparable properties 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
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3   2   1

**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)**

Agent Comments

3   2   3

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



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

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

**176 Centre Dandenong Rd CHELTENHAM  
 EAST 3192 (VG)**

Agent Comments

3   -   -

**Price:** \$1,060,000  
**Method:** Sale  
**Date:** 06/07/2023  
**Property Type:** House (Res)  
**Land Size:** 545 sqm approx

Account - Barry Plant | P: 03 9586 0500