Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/184 Charman Road, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$980,000		&		\$1,070,000			
Median sale p	rice							
Median price	\$777,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20b Follett Rd CHELTENHAM 3192	\$1,060,000	17/11/2023
2	107d Collins St MENTONE 3194	\$1,050,000	18/09/2023
3	3/35 Latrobe St CHELTENHAM 3192	\$1,000,000	19/12/2023

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:

15/01/2024 10:39









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price December quarter 2023: \$777,500

Comparable Properties



20b Follett Rd CHELTENHAM 3192 (REI)



Price: \$1,060,000 Method: Sold After Auction Date: 17/11/2023 Property Type: Townhouse (Res) Land Size: 296 sqm approx

Agent Comments

Agent Comments



Price: \$1,050,000 Method: Sold Before Auction Date: 18/09/2023 Property Type: Townhouse (Res)

2

3



3/35 Latrobe St CHELTENHAM 3192 (REI)

107d Collins St MENTONE 3194 (REI/VG)

2



Agent Comments

Price: \$1,000,000 Method: Private Sale Date: 19/12/2023 Property Type: Townhouse (Res)

Account - 11 North | P: 1300 353 836



propertydata

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