

# 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 2/184 Charman Road, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$777,500 Property Type Unit Suburb Cheltenham

Period - From 01/10/2023 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	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)**

Agent Comments



**Price:** \$1,060,000

**Method:** Sold After Auction

**Date:** 17/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 296 sqm approx



**107d Collins St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 18/09/2023

**Property Type:** Townhouse (Res)



**3/35 Latrobe St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Townhouse (Res)

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