

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

3/207 WARRIGAL ROAD CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,020,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

9 JACARANDA AVENUE CHELTENHAM VIC 3192	\$1,200,000	18-Jan-24
3/35 LATROBE STREET CHELTENHAM VIC 3192	\$1,000,000	19-Dec-23
42A FOLLETT ROAD CHELTENHAM VIC 3192	\$1,061,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 03 April 2024



**9 JACARANDA AVENUE
CHELTENHAM VIC 3192**

4 2 2

Sold Price **\$1,200,000** Sold Date **18-Jan-24**

Distance **0.51km**



**3/35 LATROBE STREET
CHELTENHAM VIC 3192**

3 2 1

Sold Price **\$1,000,000** Sold Date **19-Dec-23**

Distance **1.33km**



**42A FOLLETT ROAD CHELTENHAM
VIC 3192**

3 2 2

Sold Price **\$1,061,000** Sold Date **02-Dec-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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