

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 316/1228 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price*

Median price Property Type Suburb Cheltenham

Period - From to Source

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	319/8 Railway Rd CHELTENHAM 3192	\$455,000	30/04/2024
2	5/1255 Nepean Hwy CHELTENHAM 3192	\$444,800	25/03/2024
3	108/278 Charman Rd CHELTENHAM 3192	\$425,000	04/03/2024

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: 13/05/2024 10:24

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Apartment

Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
No median price available

Comparable Properties



319/8 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment



5/1255 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$444,800

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment



108/278 Charman Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit