

# 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 352 Warrigal Road, Cheltenham (3 Bed 1 Bath 1 Car)

### Indicative selling price

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

Single price \$1,000,000

or range between \$

&

\$

### Median sale price

Median price \$1,065,000

Apartment *House*

Suburb Cheltenham

Period - From 1 Sept 2023

to

22 Mar 2024

Source RP Data

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

6 Coral Court, Cheltenham 3192	\$1,090,000	23 Mar 2024
4 Hibiscus Avenue, Cheltenham 3192	\$1,005,000	17 Feb 2024
5 Shelford Court, Cheltenham 3192	\$1,100,000	15 Nov 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: 27 March 2024