

# 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 8/1255 Nepean Highway, 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 \$400,000 & \$440,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2024 to 31/03/2024 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	5/2b Latrobe St MENTONE 3194	\$431,000	07/05/2024
2	10/35 Tulip Gr CHELTENHAM 3192	\$420,000	06/05/2024
3	4/1255 Nepean Hwy CHELTENHAM 3192	\$400,000	18/04/2024

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: 20/05/2024 15:07



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**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2024: \$760,000

## Comparable Properties



**5/2b Latrobe St MENTONE 3194 (REI)**

**Agent Comments**

1   1   1

**Price:** \$431,000  
**Method:** Sold Before Auction  
**Date:** 07/05/2024  
**Property Type:** Unit



**10/35 Tulip Gr CHELTENHAM 3192 (REI)**

**Agent Comments**

2   1   1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** Apartment



**4/1255 Nepean Hwy CHELTENHAM 3192 (REI)**

**Agent Comments**

2   1   1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Apartment

**Account - Hodges** | P: 03 95846500 | F: 03 95848216