

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

2/157 Warrigal Road, Cheltenham Vic 3192
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Indicative selling price

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

Range between

\$650,000

 &

\$695,000

Median sale price

Median price

\$700,000

 Property Type

Unit

 Suburb

Cheltenham

Period - From

01/10/2020

 to

31/12/2020

 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	3/267-269 Nepean Hwy PARKDALE 3195	\$687,000	30/11/2020
2	2/6 Riviera St MENTONE 3194	\$653,500	06/02/2021
3			

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:

26/02/2021 09:52



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Property Type: Townhouse
Land Size: 163 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
December quarter 2020: \$700,000

Comparable Properties

3/267-269 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$687,000
Method: Private Sale
Date: 30/11/2020
Property Type: Unit



2/6 Riviera St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$653,500
Method: Auction Sale
Date: 06/02/2021
Rooms: 4
Property Type: Unit

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.