

## 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	305/278 Charman Road, Cheltenham Vic 3192
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$435,000
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#### Median sale price

Median price	\$755,000	House		Unit	X	Suburb	Cheltenham
Period - From	01/10/2017	to	31/12/2017	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	713/2-6 Railway Rd CHELTENHAM 3192	\$435,000	28/10/2017
2	408B/1142 Nepean Hwy HIGHETT 3190	\$420,000	21/12/2017
3	1/131 Cavanagh St CHELTENHAM 3192	\$400,000	15/12/2017

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.

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**Indicative Selling Price**  
\$435,000

**Median Unit Price**  
December quarter 2017: \$755,000



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**713/2-6 Railway Rd CHELTENHAM 3192 (REI/VG)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 28/10/2017  
**Rooms:** 3  
**Property Type:** Apartment



**408B/1142 Nepean Hwy HIGHETT 3190 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** -  
**Property Type:** Unit



**1/131 Cavanagh St CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 15/12/2017  
**Rooms:** 3  
**Property Type:** Unit