

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

2/267 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$688,300 Property Type Unit Suburb Cheltenham

Period - From 01/04/2019 to 31/03/2020 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	8/21 Argus St CHELTENHAM 3192	\$620,000	15/11/2019
2			
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:

24/04/2020 12:48

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2020: \$688,300



3 1 1

Rooms: 4

Property Type:

Agent Comments

Comparable Properties

8/21 Argus St CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$620,000

Method: Sale

Date: 15/11/2019

Property Type: Strata Unit/Flat

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.