

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 6/209 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Cheltenham

Period - From 23/08/2020

to 22/08/2021

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	8/35 Plummer Rd MENTONE 3194	\$470,000	20/03/2021
2	11/28 Latrobe St MENTONE 3194	\$460,000	08/05/2021
3	17/109 Weatherall Rd CHELTENHAM 3192	\$450,000	01/05/2021

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:

23/08/2021 12:26



Property Type:
Agent Comments

Indicative Selling Price
\$469,000
Median Unit Price
23/08/2020 - 22/08/2021: \$695,000

Comparable Properties



8/35 Plummer Rd MENTONE 3194 (REI)

Agent Comments



Price: \$470,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Unit



11/28 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Unit



17/109 Weatherall Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$450,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Unit

Account - Bayside Beaches Real Estate | P: 9589 3222 | F: 9589 4511