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

205/278 Charman Road, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	25/03/2019	to	24/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/207 Charman Rd CHELTENHAM 3192	\$402,500	29/10/2019
2	7/207 Charman Rd CHELTENHAM 3192	\$402,500	29/10/2019
3	207/323 Charman Rd CHELTENHAM 3192	\$400,000	19/12/2019

OR

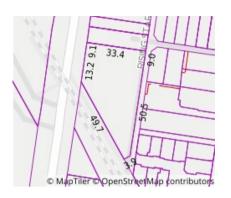
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/03/2020 17:24



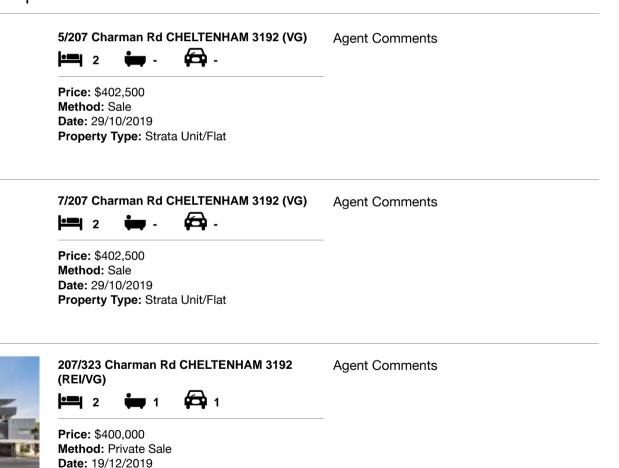


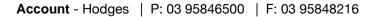




Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 25/03/2019 - 24/03/2020: \$645,000

Comparable Properties





Rooms: 3

Property Type: Apartment



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.