

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 consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Cheltenham

Period - From 25/03/2019 to 24/03/2020 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	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

5/207 Charman Rd CHELTENHAM 3192 (VG) Agent Comments



Price: \$402,500
Method: Sale
Date: 29/10/2019
Property Type: Strata Unit/Flat

7/207 Charman Rd CHELTENHAM 3192 (VG) Agent Comments



Price: \$402,500
Method: Sale
Date: 29/10/2019
Property Type: Strata Unit/Flat



207/323 Charman Rd CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 19/12/2019
Rooms: 3
Property Type: Apartment