

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

402/1228 Nepean Highway, Cheltenham VIC 3192

Indicative selling price

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

| | | | | | |
|--------------|--|------------------|-----------|---|-----------|
| Single price | | or range between | \$430,000 | & | \$450,000 |
|--------------|--|------------------|-----------|---|-----------|

Median sale price

| | | | | | |
|--------------|-----------|---------------|------|--------|------------|
| Median price | \$500,000 | Property type | Unit | Suburb | Cheltenham |
|--------------|-----------|---------------|------|--------|------------|

| | | | | | |
|---------------|------------|----|------------|--------|-----------|
| Period - From | 11/09/2022 | to | 11/09/2023 | Source | Corelogic |
|---------------|------------|----|------------|--------|-----------|

Comparable property sales

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

| | | |
|--|-----------|------------|
| 709/1228 Nepean Highway, Cheltenham VIC 3192 | \$455,100 | 07/09/2023 |
| 209/1228 Nepean Highway, Cheltenham VIC 3192 | \$498,000 | 11/08/2023 |
| 608/1228 Nepean Highway, Cheltenham VIC 3192 | \$441,000 | 08/04/2023 |

| | |
|--|------------|
| This Statement of Information was prepared on: | 16/09/2023 |
|--|------------|



Property Type: Unit

Gladys Tay
0421 229 043

gladys@siix.com.au

Indicative Selling Price

\$430,000 - \$450,000

Median House Price

As of 11th September 2023: \$500,000

Comparable Properties



709/1228 Nepean Highway, Cheltenham VIC 3192



Agent Comments

Price: \$455,100

Method: Private Treaty

Date: 07/09/2023

Property Type: Unit



209/1228 Nepean Highway, Cheltenham VIC 3192



Agent Comments

Price: \$498,000

Method: Wood Property - St. Kilda

Date: 11/08/2023

Property Type: Unit



608/1228 Nepean Highway, Cheltenham VIC 3192



Agent Comments

Price: \$441,000

Method: Buxton - Hampton East

Date: 08/04/2023

Property Type: Unit