

# 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 61 Central Park Walk, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$680,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2019 to 30/06/2020 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	73/310 Warrigal Rd CHELTENHAM 3192	\$658,000	22/05/2020
2	205/9B Remington Dr HIGHETT 3190	\$650,000	11/06/2020
3	1/126 Argus St CHELTENHAM 3192	\$645,000	28/06/2020

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: 07/10/2020 13:09

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**Indicative Selling Price**

\$630,000 - \$680,000

**Median Unit Price**

Year ending June 2020: \$700,000



2   2   2

**Rooms:** 4

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**73/310 Warrigal Rd CHELTENHAM 3192 (VG)**

Agent Comments

2   -   -

**Price:** \$658,000

**Method:** Sale

**Date:** 22/05/2020

**Property Type:** Flat/Unit/Apartment (Res)

**205/9B Remington Dr HIGHETT 3190 (VG)**

Agent Comments

2   -   -

**Price:** \$650,000

**Method:** Sale

**Date:** 11/06/2020

**Property Type:** Strata Unit/Flat



**1/126 Argus St CHELTENHAM 3192 (REI/VG)**

Agent Comments

2   1   3

**Price:** \$645,000

**Method:** Private Sale

**Date:** 28/06/2020

**Property Type:** Flat/Unit/Apartment (Res)