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	16/374 WARRIGAL ROAD CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$475,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic

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 6 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
3/2 FIONA COURT CHELTENHAM VIC 3192	$550,000	25-Feb-23
1/258 WARRIGAL ROAD CHELTENHAM VIC 3192	$550,000	22-Feb-23
3/33 LEVANTO STREET MENTONE VIC 3194	$480,000	18-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 10 August 2023

OBrien Real Estate
Kristy Trisca
M 0432601725
E Kristy.trisca@obrienrealestate.com.au



3/2 FIONA COURT CHELTENHAM VIC 3192

2 1 1

Sold Price **$550,000** Sold Date **25-Feb-23**

Distance **0.75km**



1/258 WARRIGAL ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price Sold Date **22-Feb-23**

Distance **1.02km**



3/33 LEVANTO STREET MENTONE VIC 3194

2 1 1

Sold Price **$480,000** Sold Date **18-Mar-23**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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