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	303/1228 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	$420,000	&	$460,000

Median sale price

Median price	$	Property type	Other	Suburb	CHELTENHAM
Period - From	29/08/2022	to	28/08/2023	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	503/1228 Nepean Highway Cheltenham Vic 3192	$476,000	2023-08-11
2	715/1228 Nepean Highway Cheltenham Vic 3192	$460,000	2023-04-06
3	311/1228 Nepean Highway Cheltenham Vic 3192	$490,000	2023-03-01

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 29/08/2023

CONSUMER AFFAIRS VICTORIA