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	2/27 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $620,000 Property Type Unit Suburb Cheltenham

Period - From 05/09/2023 to 04/09/2024 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	2/138 Warrigal Rd MENTONE 3194	$581,000	20/08/2024
2	10/94-96 Cavanagh St CHELTENHAM 3192	$620,000	10/08/2024
3	4/21-23 Kayden St CHELTENHAM 3192	$604,000	13/07/2024

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: 05/09/2024 09:36



2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
05/09/2023 - 04/09/2024: $620,000

Comparable Properties



2/138 Warrigal Rd MENTONE 3194 (REI)

2 1 2

Price: $581,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit
Land Size: 152 sqm approx

Agent Comments



10/94-96 Cavanagh St CHELTENHAM 3192 (REI)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments



4/21-23 Kayden St CHELTENHAM 3192 (REI)

2 1 1

Price: $604,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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