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	21 Chaprowe Court, Cheltenham, VIC 3192

Indicative selling price

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

Single price	$699,000

Median sale price

Median price	730,000	Property Type	Unit	Suburb	CHELTENHAM
Period - From	16/05/2024	to	15/11/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	1/184 Wickham Road Highett Vic 3190	$665,000	2024-10-28
2	41/310 Warrigal Road Cheltenham Vic 3192	$686,000	2024-07-13
3	15/1-6 Chaprowe Court Cheltenham Vic 3192	$665,000	2024-08-25

This Statement of Information was prepared on: 16/11/2024