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	1/1379-1381 NEPEAN HIGHWAY 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	$410,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$697,500	Property type	Unit	Suburb	Cheltenham
Period-from	01 Aug 2021	to	31 Jul 2022	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
3/25 BRAMPTON STREET CHELTENHAM VIC 3192	$600,000	01-May-22

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: 02 August 2022

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3/25 BRAMPTON STREET
CHELTENHAM VIC 3192

3 1 1

Sold Price **$600,000** Sold Date **01-May-22**

Distance **1.27km**

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

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