

## 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

7/36 Wilson Street Cheltenham VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2019

to

31 Dec 2019

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

4/1 Sunray Avenue Cheltenham VIC 3192	\$610,500	17-Aug-19
3/3 Sunray Avenue Cheltenham VIC 3192	\$631,000	02-Dec-19
8/21-23 Argus Street Cheltenham VIC 3192	\$620,000	22-Nov-19

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: 21 January 2020



**4/1 Sunray Avenue Cheltenham VIC 3192**

Sold Price

**\$610,500**

Sold Date

**17-Aug-19**

 2

 1

 1

Distance

**0.12km**



**3/3 Sunray Avenue Cheltenham VIC 3192**

Sold Price

**\$631,000<sup>UN</sup>**

Sold Date

**02-Dec-19**

 2

 1

 1

Distance

**0.15km**



**8/21-23 Argus Street Cheltenham VIC 3192**

Sold Price

**\$620,000**

Sold Date

**22-Nov-19**

 2

 1

 1

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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