

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/18 Wilson Street, 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 \$790,000 & \$840,000

Median sale price

Median price \$915,000 *House ☒ *Unit ☐ Suburb Cheltenham

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales

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
1/33 Sunray Ave, Cheltenham	\$770,000	14/1/2019
16 Argus St, Cheltenham	\$802,000	10/04/2019
6 Stuart Ave, Cheltenham	\$870,000	28/03/2019