

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

26B WINGROVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2022

to

31 May 2023

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 CHARNWOOD LANE CHELTENHAM VIC 3192	\$820,000	15-Apr-23
1/11 MATTHIESON STREET HIGHETT VIC 3190	-	13-May-23
35/15-19 GRAHAM ROAD HIGHETT VIC 3190	\$830,000	25-Mar-23

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: 01 June 2023



**3 CHARNWOOD LANE
CHELTENHAM VIC 3192**

3 1 2

Sold Price

\$820,000

Sold Date

15-Apr-23

Distance

0.32km



**1/11 MATTHIESON STREET HIGHETT
VIC 3190**

3 1 2

Sold Price

RS UN

Sold Date

13-May-23

Distance

1.04km



**35/15-19 GRAHAM ROAD HIGHETT
VIC 3190**

3 1 2

Sold Price

\$830,000

Sold Date

25-Mar-23

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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