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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

8/82-90 Wilson Street Cheltenham VIC 3192

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

## Median Sale Price

\$510,000 Units in Cheltenham between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.



**2/34 Sunray Avenue Cheltenham VIC 3192**

 2  1  2

Sold Price

**\$645,000**

Sold Date

**22-Feb-19**

Distance

**0.73km**



**12/11 Hannah Street Cheltenham VIC 3192**

 2  1  1

Sold Price <sup>RS</sup>

**\$620,000**

Sold Date

**13-Jul-19**

Distance

**0.79km**



**6/11 Wilson Street Cheltenham VIC 3192**

 2  1  2

Sold Price <sup>RS</sup>

**\$620,000**

Sold Date

**25-May-19**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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