

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

7/11 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2021

to

31 Mar 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

4/105 PARK ROAD CHELTENHAM VIC 3192	\$750,000	12-Mar-22
5/41 CENTRE DANDENONG ROAD CHELTENHAM VIC 3192	\$773,500	04-Dec-21
2/2-4 HERALD STREET CHELTENHAM VIC 3192	\$754,500	23-Oct-21

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 April 2022



**4/105 PARK ROAD CHELTENHAM
VIC 3192**

2 1 1

Sold Price

^{RS} **\$750,000**

Sold Date

12-Mar-22

Distance

0.96km



**5/41 CENTRE DANDENONG ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$773,500

Sold Date

04-Dec-21

Distance

0.26km



**2/2-4 HERALD STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$754,500

Sold Date

23-Oct-21

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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