



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5/46-48 Wilson Street,  
CHELTENHAM 3192**

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **Unit** for **CHELTENHAM** for period **Aug 2018 - Aug 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$541,200**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/226 Warrigal Road,  
Cheltenham 3192**

Price **\$590,000** Sold 07  
September 2019

**5/226 Warrigal Road,  
Cheltenham 3192**

Price **\$590,000** Sold 31  
August 2019

**51 Central Park Walk,  
Cheltenham 3192**

Price **\$589,000** Sold 27 May  
2019

This Statement of Information was prepared on 21st Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).



### Ray White Cheltenham

2/350 Charman Road,  
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### Contact agents



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