

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

1/81 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

\$460,000

or range
between

&

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

3/31 GARFIELD STREET CHELTENHAM VIC 3192	\$445,000	20-Mar-23
209/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$432,000	05-Apr-23
9/209 CHARMAN ROAD CHELTENHAM VIC 3192	\$450,000	24-Apr-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: 06 June 2023



**2/31 GARFIELD STREET
CHELTENHAM VIC 3192**

1 1 1

Sold Price ^{RS} **\$445,000** Sold Date **20-Mar-23**

Distance **0.69km**



**209/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$432,000** Sold Date **05-Apr-23**

Distance **0.88km**



**9/209 CHARMAN ROAD
CHELTENHAM VIC 3192**

1 1 -

Sold Price ^{RS} **\$450,000** Sold Date **24-Apr-23**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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