

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5/36 Wilson Street, Cheltenham VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$\*520,000 & \$572,000

### Median sale price




(\*Delete house or unit as applicable)

Median price \$560,500 \*House \*Unit X Suburb Keysborough

Period - From 4/3/2018 to 4/9/2018 Source Core Logic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
	1. 92/62 Cavanagh Street, Cheltenham	\$515,000	16/6/2018
	2. 9/126 Argus Street, Cheltenham	\$520,00	2/6/2018
	3. 15/94 Cavanagh Street, Cheltenham	\$561,000	17/3/2018