

## 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

3/1 Wedd Street Cheltenham VIC 3192

### 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/1325 Nepean Highway Cheltenham VIC 3192	\$332,000	25-May-19
5/1255 Nepean Highway Cheltenham VIC 3192	\$375,000	22-Jun-19
6/26 Bourke Street Mentone VIC 3194	\$330,000	19-Sep-19

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: 28 October 2019

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**3/1325 Nepean Highway  
Cheltenham VIC 3192**

 2  1  1

Sold Price **\$332,000** Sold Date **25-May-19**

Distance **0.26km**

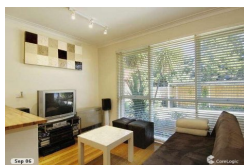


**5/1255 Nepean Highway  
Cheltenham VIC 3192**

 2  1  1

Sold Price **\$375,000** Sold Date **22-Jun-19**

Distance **0.69km**



**6/26 Bourke Street Mentone VIC  
3194**

 1  1  1

Sold Price **\$330,000** Sold Date **19-Sep-19**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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