

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

6/36 Wilson Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$620,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2021 to 30/09/2021 Source REIV

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 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	4/36 Wilson St CHELTENHAM 3192	\$615,000	17/06/2021
2	7/126-128 Argus St CHELTENHAM 3192	\$610,000	30/10/2021
3	17/310 Warrigal Rd CHELTENHAM 3192	\$580,000	06/07/2021

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 six months.~~

This Statement of Information was prepared on:

15/11/2021 17:16

6/36 Wilson Street, Cheltenham Vic 3192

Ben Quigley
03 9557 5500
0411 878 636
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2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

September quarter 2021: \$795,000

Comparable Properties



4/36 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 17/06/2021

Property Type: Villa

7/126-128 Argus St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$610,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit



17/310 Warrigal Rd CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$580,000

Method: Sale

Date: 06/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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