

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 2/36 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 \$- or range between \$545,000 & \$599,000

Median sale price

(*Delete house or unit as applicable)

Median price \$667,500 *House ☐ *Unit ☒ Suburb Cheltenham

Period - From 1/08/2018 to 8/1/2019 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. 5/36 Wilson Street, Cheltenham	\$588,000	6/10/2018
	2. 300 Warrigal Road, Cheltenham	\$540,000	26/11/2018
	3. 14/1-6 Chaprowe Court, Cheltenham	\$590,000	18/10/2018