

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

4/62 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/12 Argus Street Cheltenham VIC 3192	\$850,000	04-May-21
3/11 Jellicoe Street Cheltenham VIC 3192	\$750,000	08-May-21
3/67 Chesterville Road Highett VIC 3190	\$763,500	27-Mar-21

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 September 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



2/12 Argus Street Cheltenham VIC 3192

Sold Price

\$850,000

Sold Date

04-May-21

 3

 1

 1

Distance

0.22km



3/11 Jellicoe Street Cheltenham VIC 3192

Sold Price

\$750,000

Sold Date

08-May-21

 2

 1

 1

Distance

0.28km



3/67 Chesterville Road Highett VIC 3190

Sold Price

\$763,500

Sold Date

27-Mar-21

 2

 1

 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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