

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

5/81 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$370,000

&

\$405,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2020

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.~~

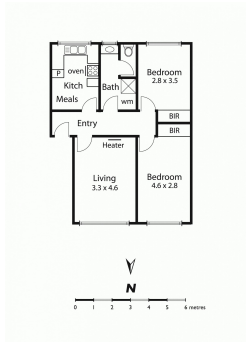
	Address of comparable property	Price	Date of sale
1	224/8 Railway Rd CHELTENHAM 3192	\$405,000	18/10/2021
2	2/1 Wedd St CHELTENHAM 3192	\$390,000	09/10/2021
3			

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:

21/10/2021 11:31



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 1179 sqm approx

Agent Comments

Indicative Selling Price

\$370,000 - \$405,000

Median Unit Price

Year ending September 2021: \$755,000

Comparable Properties



224/8 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 18/10/2021

Property Type: Apartment



2/1 Wedd St CHELTENHAM 3192 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Unit

Land Size: 60 sqm approx

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.