

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2021

to

31 Jul 2022

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

7/109 WEATHERALL ROAD CHELTENHAM VIC 3192	\$451,000	30-Apr-22
5/118 PATTY STREET MENTONE VIC 3194	\$441,000	27-Jul-22
9/152 BALCOMBE ROAD MENTONE VIC 3194	\$420,000	10-Mar-22

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: 11 August 2022



7/109 WEATHERALL ROAD CHELTENHAM VIC 3192

 1
  1
  -

Sold Price

^{RS}
\$451,000

Sold Date

30-Apr-22

Distance

1.23km


5/118 PATTY STREET MENTONE VIC 3194

 1
  1
  1

Sold Price

^{RS}
\$441,000
^{UN}

Sold Date

27-Jul-22

Distance

1.49km


9/152 BALCOMBE ROAD MENTONE VIC 3194

 1
  1
  1

Sold Price

\$420,000

Sold Date

10-Mar-22

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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