

## 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

2/36 Wilson Street Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2019

to

30 Apr 2020

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

7/36 Wilson Street Cheltenham VIC 3192	\$620,000	11-Feb-20
3/3 Sunray Avenue Cheltenham VIC 3192	\$631,000	30-Nov-19
4/9 Argus Street Cheltenham VIC 3192	\$720,000	29-Feb-20

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: 20 May 2020



**7/36 Wilson Street Cheltenham VIC 3192** Sold Price **\$620,000** Sold Date **11-Feb-20**

 2  1  1

Distance **0.03km**



**3/3 Sunray Avenue Cheltenham VIC 3192** Sold Price **\$631,000** Sold Date **30-Nov-19**

 2  1  1

Distance **0.17km**



**4/9 Argus Street Cheltenham VIC 3192** Sold Price **\$720,000** Sold Date **29-Feb-20**

 2  1  1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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