

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 31 Wingrove Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$915,250 House X Unit Suburb Cheltenham

Period - From 01/01/2019 to 31/03/2019 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	61 Centre Dandenong Rd CHELTENHAM 3192	\$832,000	09/02/2019
2	15 Jennifer St CHELTENHAM 3192	\$815,000	02/04/2019
3	15 Rica St MOORABBIN 3189	\$815,000	31/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
March quarter 2019: \$915,250

Comparable Properties



61 Centre Dandenong Rd CHELTENHAM 3192 Agent Comments
(REI/VG)



Price: \$832,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 583 sqm approx



15 Jennifer St CHELTENHAM 3192 (REI) Agent Comments



Price: \$815,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House
Land Size: 535 sqm approx



15 Rica St MOORABBIN 3189 (REI) Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 31/03/2019
Rooms: -
Property Type: House (Res)