

# 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

1/81 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)

Range between \$370,000 & \$400,000

### Median sale price

Median price \$656,500 Property Type Unit Suburb Cheltenham

Period - From 01/01/2019 to 31/12/2019 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	207/323 Charman Rd CHELTENHAM 3192	\$400,000	19/12/2019
2	1/68-82 Graham Rd HIGHETT 3190	\$395,000	14/12/2019
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: 18/02/2020 10:27



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$400,000  
**Median Unit Price**  
Year ending December 2019: \$656,500

## Comparable Properties



**207/323 Charman Rd CHELTENHAM 3192 (REI)** Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 19/12/2019  
**Rooms:** 3  
**Property Type:** Apartment



**1/68-82 Graham Rd HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$395,000  
**Method:** Sold Before Auction  
**Date:** 14/12/2019  
**Property Type:** Apartment

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.