

# 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

62 Wallingford 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)

Single price \$1,375,000

### Median sale price

Median price \$1,267,000

Property Type House

Suburb Cheltenham

Period - From 01/10/2019

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	149 Weatherall Rd CHELTENHAM 3192	\$1,376,000	07/12/2019
2			
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:

03/03/2020 08:51



4   2   2

**Property Type:** House  
**Land Size:** 564 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,375,000  
**Median House Price**  
December quarter 2019: \$1,267,000

## Comparable Properties



**149 Weatherall Rd CHELTENHAM 3192 (REI)**

[Agent Comments](#)

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**Price:** \$1,376,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** House (Res)  
**Land Size:** 616 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.