

# 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 2/132 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 \$1,090,000 & \$1,150,000

### Median sale price

Median price \$1,085,000 Property Type House Suburb Cheltenham

Period - From 01/10/2019 to 30/09/2020 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	3A Marita Ct CHELTENHAM 3192	\$1,158,000	05/06/2020
2	3B Marita Ct CHELTENHAM 3192	\$1,135,000	14/08/2020
3	32a Evesham Rd CHELTENHAM 3192	\$1,095,000	21/07/2020

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: 30/10/2020 15:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,090,000 - \$1,150,000  
**Median House Price**  
Year ending September 2020: \$1,085,000

## Comparable Properties

### 3A Marita Ct CHELTENHAM 3192 (VG)

Agent Comments



**Price:** \$1,158,000  
**Method:** Sale  
**Date:** 05/06/2020  
**Property Type:** House (Res)  
**Land Size:** 442 sqm approx

### 3B Marita Ct CHELTENHAM 3192 (REI)

Agent Comments



**Price:** \$1,135,000  
**Method:** Private Sale  
**Date:** 14/08/2020  
**Property Type:** Townhouse (Res)

### 32a Evesham Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



**Price:** \$1,095,000  
**Method:** Private Sale  
**Date:** 21/07/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 320 sqm approx

