

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

2/78-80 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$622,500 Property Type Unit Suburb Cheltenham

Period - From 01/07/2019 to 30/09/2019 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.

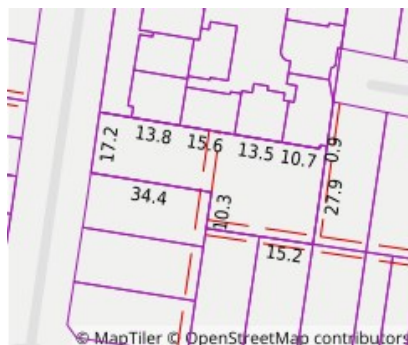
	Address of comparable property	Price	Date of sale
1	12/11 Hannah St CHELTENHAM 3192	\$620,000	13/07/2019
2	4/1 Sunray Av CHELTENHAM 3192	\$610,500	17/08/2019
3	5/226 Warrigal Rd CHELTENHAM 3192	\$590,000	31/08/2019

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.~~

This Statement of Information was prepared on:

28/11/2019 14:36



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



12/11 Hannah St CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Unit



4/1 Sunray Av CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$610,500

Method: Auction Sale

Date: 17/08/2019

Property Type: Unit



5/226 Warrigal Rd CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Unit