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	2/49 Wilson Street Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$575,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

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 6 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
7/1 Jellicoe Street Cheltenham VIC 3192	$585,000	20-Dec-21
7/49 Wilson Street Cheltenham VIC 3192	$500,000	24-Apr-21

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 6 months.

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7/1 Jellicoe Street Cheltenham VIC 3192

2 1 1

Sold Price RS **$585,000** Sold Date **20-Dec-21**

Distance **0.17km**



7/49 Wilson Street Cheltenham VIC 3192

2 1 1

Sold Price **$500,000** Sold Date **24-Apr-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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