

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1, 2 & 3/29 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Cheltenham

Period - From 27/11/2022 to 26/11/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	2/22 Turner Rd HIGHETT 3190	\$1,350,000	20/05/2023
2	40b Turner Rd HIGHETT 3190	\$1,275,000	21/12/2022
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 27/11/2023 16:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
27/11/2022 - 26/11/2023: \$1,210,000

Comparable Properties



2/22 Turner Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)



40b Turner Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,275,000
Method: Private Sale
Date: 21/12/2022
Property Type: Townhouse (Single)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.