

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

1/97 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

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/21 HEATHER GROVE CHELTENHAM VIC 3192	900000	09-Sep-23
1/3 IRVING COURT CHELTENHAM VIC 3192	932500	28-Oct-23
1/1A GOULBURN STREET CHELTENHAM VIC 3192	920000	23-Sep-23

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.~~

This Statement of Information was prepared on: 10 November 2023



**1/21 HEATHER GROVE
 CHELTENHAM VIC 3192**

 3  2  2

Sold Price ^{RS} **900000** Sold Date **09-Sep-23**

Distance **0.98km**



**1/3 IRVING COURT CHELTENHAM
 VIC 3192**

 3  2  1

Sold Price ^{RS} **932500** Sold Date **28-Oct-23**

Distance **0.68km**



**1/1A GOULBURN STREET
 CHELTENHAM VIC 3192**

 3  2  2

Sold Price ^{RS} **920000** Sold Date **23-Sep-23**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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