

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 2/59 Wilson Street, Cheltenham, VIC 3192

Indicative selling price

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

Single price or range between \$500,000 & \$550,000

Median sale price

Median price \$1,212,166 Property type House Suburb CHELTENHAM
Period - From 14/08/2022 to 13/08/2023 Source core_logic

Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 18/94-96 Cavanagh St CHELTENHAM | \$550,000 | 12/08/2023 |
| 2 | 4/138 Centre Dandenong Rd CHELTENHAM | \$520,000 | 15/07/2023 |
| 3 | 3/2 Fiona Ct CHELTENHAM | \$550,000 | 25/02/2023 |

This Statement of Information was prepared on: 14/08/2023

