Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/10 Wilson Street, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$630,000		&		\$670,000			
Median sale pi	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/42 Flinders St MENTONE 3194	\$670,000	08/11/2023
2	3/4 Coleman Ct CHELTENHAM 3192	\$670,000	22/12/2023
3	4/42 Collins St MENTONE 3194	\$667,500	30/11/2023

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:

19/02/2024 12:01





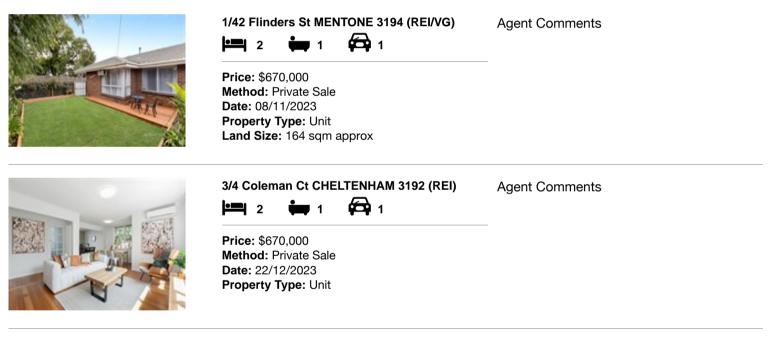




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$630,000 - \$670,000 Median Unit Price Year ending December 2023: \$720,000

Comparable Properties





4/42 Collins St MENTONE 3194 (REI)



Agent Comments

Price: \$667,500 Method: Private Sale Date: 30/11/2023 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216



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