

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

3/10 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address 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



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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



1/42 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 08/11/2023
Property Type: Unit
Land Size: 164 sqm approx



3/4 Coleman Ct CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 22/12/2023
Property Type: Unit



4/42 Collins St MENTONE 3194 (REI)

Agent Comments

2 1 1

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

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