

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	137 Cavanagh Street, Cheltenham Vic 3192
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Indicative selling price

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

Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$1,060,000	House	X	Unit		Suburb	Cheltenham
Period - From	01/01/2018	to	31/12/2018	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	21 Regent Pde CHELTENHAM 3192	\$955,000	22/11/2018
2	88 Cavanagh St CHELTENHAM 3192	\$948,000	04/02/2019
3	14 Cavanagh St CHELTENHAM 3192	\$925,000	22/08/2018

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.



3 2 3

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending December 2018: \$1,060,000

Comparable Properties



21 Regent Pde CHELTENHAM 3192 (REI)

Agent Comments

3 2 3

Price: \$955,000
Method: Sold Before Auction
Date: 22/11/2018
Rooms: -
Property Type: House
Land Size: 600 sqm approx



88 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$948,000
Method: Private Sale
Date: 04/02/2019
Rooms: -
Property Type: House
Land Size: 600 sqm approx

14 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$925,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: House (Res)