

## 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 10/131 Cavanagh Street, Cheltenham Vic 3192

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

#### Median sale price

Median price \$665,000 House Unit X Suburb Cheltenham

Period - From 01/01/2019 to 31/03/2019 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	3/39 Centre Dandenong Rd CHELTENHAM 3192	\$440,000	11/05/2019
2	201/9 Chesterville Rd CHELTENHAM 3192	\$420,000	18/05/2019
3	4/49 Wilson St CHELTENHAM 3192	\$405,000	01/07/2019

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$380,000  
**Median Unit Price**  
 March quarter 2019: \$665,000

## Comparable Properties



**3/39 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

Agent Comments

2   1   1

**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Unit



**201/9 Chesterville Rd CHELTENHAM 3192 (REI)**

Agent Comments

2   1   1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 18/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**4/49 Wilson St CHELTENHAM 3192 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 01/07/2019  
**Rooms:** -  
**Property Type:** Apartment