

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 5/92 Cavanagh Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Cheltenham

Period - From 01/01/2020 to 31/03/2020 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	3/3 Sunray Av CHELTENHAM 3192	\$631,000	02/12/2019
2	35/94-96 Cavanagh St CHELTENHAM 3192	\$620,000	27/02/2020
3	7/36 Wilson St CHELTENHAM 3192	\$620,000	11/02/2020

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: 30/04/2020 10:26



Rooms: 4
Property Type: Unit
[Agent Comments](#)

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
March quarter 2020: \$787,500

Comparable Properties



3/3 Sunray Av CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)



Price: \$631,000
Method: Private Sale
Date: 02/12/2019
Property Type: Unit
Land Size: 13 sqm approx



35/94-96 Cavanagh St CHELTENHAM 3192 (REI)

[Agent Comments](#)



Price: \$620,000
Method: Private Sale
Date: 27/02/2020
Property Type: Unit



7/36 Wilson St CHELTENHAM 3192 (VG)

[Agent Comments](#)



Price: \$620,000
Method: Sale
Date: 11/02/2020
Property Type: Flat/Unit/Apartment (Res)