

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 10/94-96 Cavanagh Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$500,000 & \$550,000

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	15/94-96 Cavanagh St CHELTENHAM 3192	\$591,500	02/12/2019
2	1/84 Cavanagh St CHELTENHAM 3192	\$540,000	21/12/2019
3	19/94-96 Cavanagh St CHELTENHAM 3192	\$520,000	26/03/2020

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: 20/05/2020 07:56



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2020: \$787,500

Comparable Properties



15/94-96 Cavanagh St CHELTENHAM 3192
(REI/VG)

Agent Comments



Price: \$591,500
Method: Private Sale
Date: 02/12/2019
Property Type: Unit



1/84 Cavanagh St CHELTENHAM 3192
(REI/VG)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 21/12/2019
Property Type: Unit



19/94-96 Cavanagh St CHELTENHAM 3192
(REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 26/03/2020
Property Type: Unit