

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

15/94-96 Cavanagh Street, Cheltenham, VIC 3192

Indicative selling price

Single Price or Range between

\$575,000 - \$595,000

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

Median sale price




Median Price \$537,000	Property Type Unit	Suburb CHELTHENHAM
Period From 29/04/2019	Period To 29/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**5/226 WARRIGAL ROAD
CHELTHENHAM**

2  1  1 

Price \$590,000
Date of Sale 31/08/2019
Land 92 sqm






**4/1 SUNRAY AVENUE
CHELTHENHAM**

2  1  1 

Price \$610,500
Date of Sale 17/08/2019
Land 142 sqm



**12/11 HANNAH STREET
CHELTHENHAM**

2  1  1 

Price \$620,000
Date of Sale 13/07/2019
Land 188 sqm