

Rod Richardson (03) 9583 3246 0409 421 742 rrichardson@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	2/31 Cavanagh Street, Cheltenham Vic 3192
Indicative selling price	Ç e
For the meaning of this p	price see consumer.vic.gov.au/underquoting

&

\$670,000

Median sale price

Range between \$630,000

Median price	\$645,000	Hou	se	Unit	Х		Suburb	Cheltenham
Period - From	01/10/2016	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	1/7 Heather Gr CHELTENHAM 3192	\$681,000	07/10/2017
2	5/21 Chaprowe Ct CHELTENHAM 3192	\$681,000	16/08/2017
3	1/1 Sunray Av CHELTENHAM 3192	\$631,000	28/10/2017

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.

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> **Indicative Selling Price** \$630,000 - \$670,000 **Median Unit Price**

Year ending September 2017: \$645,000



Agent Comments



Comparable Properties

Price: \$681,000 Method: Auction Sale Date: 07/10/2017 Rooms: -

1/7 Heather Gr CHELTENHAM 3192 (REI) Agent Comments

Property Type: Unit

5/21 Chaprowe Ct CHELTENHAM 3192 (REI)

Price: \$681,000

-

Method: Sold Before Auction

Date: 16/08/2017

Rooms: -

Property Type: Unit

1/1 Sunray Av CHELTENHAM 3192 (REI)

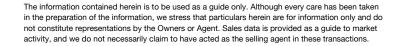
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Price: \$631,000 Method: Auction Sale Date: 28/10/2017 Rooms: -

Property Type: Unit

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Agent Comments

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