

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

2/31 Cavanagh Street, Cheltenham Vic 3192

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$670,000

Median sale price

Median price \$645,000

House

Unit

X

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.

	Address 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.~~



 2  1  2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/7 Heather Gr CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$681,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Unit



5/21 Chaprowe Ct CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$681,000

Method: Sold Before Auction

Date: 16/08/2017

Rooms: -

Property Type: Unit



1/1 Sunray Av CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$631,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Unit