McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/9 ARGUS STREET, CHELTENHAM, VIC

Indicative Selling Price

\$525,000 to \$575,000

Provided by: Andrew Solomon, McGrath Sandringham

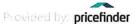
MEDIAN SALE PRICE



CHELTENHAM, VIC, 3192

Suburb Median Sale Price (Unit)

\$585,000



COMPARABLE PROPERTIES



15/94 CAVANAGH ST, CHELTENHAM, VIC 3192 🕮 2 🕒 1 🚓 1

Sale Price

*\$561,000





5/94 CAVANAGH ST, CHELTENHAM, VIC 3192 🚐 2









Sale Price

\$540,000





5/44 WARREN RD, CHELTENHAM, VIC 3192







Sale Price

\$540,000

Distance from Property, 1,3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and postcode	6/9 ARGUS STREET, CHELTENHAM, VIC 3192				
,					
ndicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Price Range:	\$525,000 to \$575,000				
Median sale price	ı.				
Median price	\$585,000 House	Unit X	Suburb		
Period	01 April 2017 to 31 March 2018	Source	pricefinder		

Comparable property sales

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
15/94 CAVANAGH ST, CHELTENHAM, VIC 3192	*\$561,000	17/03/2018
5/94 CAVANAGH ST, CHELTENHAM, VIC 3192	\$540,000	27/01/2018
5/44 WARREN RD, CHELTENHAM, VIC 3192	\$540,000	02/12/2017