

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/9 ARGUS STREET, CHELTENHAM, VIC**

2 1 1

Indicative Selling Price

For the meaning of this price see consumer law fundamentals

Price Range: **\$525,000 to \$575,000**

Provided by: Andrew Solomon, McGrath Sandringham

## MEDIAN SALE PRICE



**CHELTENHAM, VIC, 3192**

Suburb Median Sale Price (Unit)

**\$585,000**

31 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**15/94 CAVANAGH ST, CHELTENHAM, VIC 3192**

2 1 1

Sale Price

**\*\$561,000**

Sale Date: 17/03/2018

Distance from Property: 850m



**5/94 CAVANAGH ST, CHELTENHAM, VIC 3192**

2 1 1

Sale Price

**\$540,000**

Sale Date: 27/01/2018

Distance from Property: 800m



**5/44 WARREN RD, CHELTENHAM, VIC 3192**

2 1 1

Sale Price

**\$540,000**

Sale Date: 02/12/2017

Distance from Property: 1.3km



This report has been compiled on 17/04/2018 by McGrath Sandringham, Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$525,000 to \$575,000

### Median sale price

Median price \$585,000 House ☐ Unit ☒ Suburb CHELTENHAM

Period 01 April 2017 to 31 March 2018 Source 

### 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   |