

## 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

20 Cavanagh 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,020,000

&

\$1,120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

House

Suburb

Cheltenham

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 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

59 Devon Street Cheltenham VIC 3192	\$1,000,000	17-Jul-20
83 Devon Street Cheltenham VIC 3192	\$1,065,000	27-Jun-20
6 Warren Road Cheltenham VIC 3192	\$1,088,888	24-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 07 December 2020

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**59 Devon Street Cheltenham VIC 3192**

3 3 -

Sold Price

**\$1,000,000**

Sold Date

**17-Jul-20**

Distance

**0.5km**



**83 Devon Street Cheltenham VIC 3192**

3 2 2

Sold Price

**\$1,065,000**

Sold Date

**27-Jun-20**

Distance

**0.59km**



**6 Warren Road Cheltenham VIC 3192**

4 3 4

Sold Price

<sup>RS</sup> **\$1,088,888**

Sold Date

**24-Oct-20**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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