

## 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

4/126-128 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

21/374 Warrigal Road Cheltenham VIC 3192	\$520,000	12-Apr-19
14/94-96 Cavanagh Street Cheltenham VIC 3192	\$515,000	27-Apr-19
3/233 Warrigal Road Cheltenham VIC 3192	\$470,000	09-Jul-19

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: 01 October 2019

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**21/374 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$520,000**

Sold Date

**12-Apr-19**

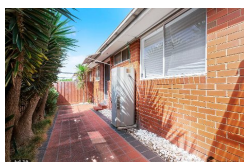
 2

 1

 2

Distance

**0.36km**



**14/94-96 Cavanagh Street Cheltenham VIC 3192**

Sold Price

**\$515,000**

Sold Date

**27-Apr-19**

 2

 1

 1

Distance

**0.59km**



**3/233 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$470,000**

Sold Date

**09-Jul-19**

 2

 1

 1

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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