

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

143 Cavanagh Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,341,000 Property Type House Suburb Cheltenham

Period - From 01/01/2022 to 31/12/2022 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	16 Lorna St CHELTENHAM 3192	\$980,000	25/02/2023
2	49 Jackson Rd HIGHETT 3190	\$950,000	10/11/2022
3	38 Lincoln Dr CHELTENHAM 3192	\$927,500	25/02/2023

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.~~

This Statement of Information was prepared on:

03/04/2023 17:14



3 bedrooms - 1 car

Property Type:

Divorce/Estate/Family Transfers

Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2022: \$1,341,000

Comparable Properties



16 Lorna St CHELTENHAM 3192 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$980,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 594 sqm approx



49 Jackson Rd HIGHETT 3190 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$950,000

Method: Private Sale

Date: 10/11/2022

Property Type: House



38 Lincoln Dr CHELTENHAM 3192 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$927,500

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 522 sqm approx