

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

127 Cavanagh Street Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,176,500

Property type

House

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 2021

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

125 Cavanagh Street Cheltenham VIC 3192	\$1,290,000	07-Sep-21
11 Warren Road Cheltenham VIC 3192	\$1,240,000	18-Aug-21
51 Wingrove Street Cheltenham VIC 3192	\$1,197,000	27-Mar-21

OR

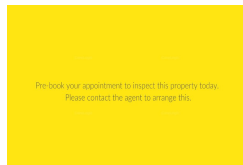
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 October 2021

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125 Cavanagh Street Cheltenham VIC 3192

Sold Price

^{RS}

\$1,290,000

Sold Date

07-Sep-21



3



1



1

Distance

0.02km



11 Warren Road Cheltenham VIC 3192

Sold Price

\$1,240,000

Sold Date

18-Aug-21



3



2



2

Distance

0.19km



51 Wingrove Street Cheltenham VIC 3192

Sold Price

\$1,197,000

Sold Date

27-Mar-21



3



1



2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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