

## 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

102/93 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

\$479,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

711/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$495,000	21-Aug-23
209/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$498,000	11-Aug-23
503/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$476,000	11-Aug-23

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: 21 December 2023



**711/1228 NEPEAN HIGHWAY  
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$495,000** Sold Date **21-Aug-23**

Distance **1.17km**



**209/1228 NEPEAN HIGHWAY  
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$498,000** Sold Date **11-Aug-23**

Distance **1.2km**



**503/1228 NEPEAN HIGHWAY  
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$476,000** Sold Date **11-Aug-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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