

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2022

to

30 Sep 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

303/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$450,000	18-Sep-23
209/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$498,000	11-Aug-23
405/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$505,000	27-Jul-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: 30 October 2023



**303/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

^{RS} **\$450,000**

Sold Date

18-Sep-23

Distance

1.2km



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

 2  2  1

Sold Price

\$498,000

Sold Date

11-Aug-23

Distance

1.2km



**405/3 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

\$505,000

Sold Date

27-Jul-23

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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