Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	5/84 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	$500,000	&	$550,000

Median sale price

Median price	$628,000	*House		*Unit	X	Suburb	Cheltenham
Period - From	01/04/2018	to	30/06/2018	Source	REIV.COM.AU		

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
15/94-96 Cavanagh Street, Cheltenham	$561,000	17/03/2018
9/126-128 Argus Street, Cheltenham	$520,000	02/06/2018
9/287-291 Warrigal Road, Cheltenham	$510,000	12/05/2018