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STATEMENT OF INFORMATION

Prepared on 25 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Cavanagh Street Cheltenham VIC 3192

3 1 2

Indicative Selling Price

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

Range between $895,000 & $984,500

Median Sale Price

$1,032,500 Houses in Cheltenham between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

14 Cavanagh Street Cheltenham VIC 3192 Sold Price **$925,000** Sold Date **22-Aug-18**

3 1 2 Distance **0.15km**

34 Centre Dandenong Road Cheltenham VIC 3192 Sold Price **$975,000** Sold Date **28-Mar-18**

3 1 1 Distance **0.2km**

76 Centre Dandenong Road Cheltenham VIC 3192 Sold Price **$945,000** Sold Date **12-May-18**

3 2 2 Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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