## Statement of Information

## Single residential property located in the Melbourne metropolitan area

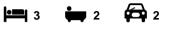
## Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale										
Address Including suburb and postcode			116/19 Hall Street, Cheltenham Vic 3192										
Indicat	ive sell	ing pric	e										
For the	meaning	of this p	orice see	cons	sumer.vic.g	ov.au/ı	underquo	ting					
Range	e betwee	n \$730,	000		&	&		\$800,000					
Mediar	n sale p	rice											
Media	an price	\$777,50	00	Pro	operty Type	Unit			Subu	urb	Cheltenham		
Perioc	d - From	01/10/2	023	to	31/12/2023	3	Sc	ource	REIV	′			
Compa	arable p	roperty	sales	(*De	lete A or E	3 belo	w as ap	plica	ble)				
<b>A*</b>	months		estate a						•	•	ty for sale in most comp	the last six- arable to the	
Addre	ss of co	mparab	le prope	erty						Pr	ice	Date of sale	<b>;</b>
1													
2													
3													
OR													
В*		_	_		•		•				ver than thre e last six mo	e comparable onths.	
		This Statement of Information was prepared on:								08/04/2024 11:11			









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$730,000 - \$800,000 Median Unit Price December quarter 2023: \$777,500

## Comparable Properties

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 six months.

**Account** - Pitard Group | P: 03 9067 5855



