

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

12/1 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Cheltenham

Period - From

22/04/2023

to

21/04/2024

Source

REIV

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
1	206/19 Hall St CHELTENHAM 3192	\$428,500	27/03/2024
2	302/7a Remington Dr HIGHETT 3190	\$420,000	01/02/2024
3	215/11-19 Hall St CHELTENHAM 3192	\$412,000	21/03/2024

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 six months.~~

This Statement of Information was prepared on:

22/04/2024 14:00



Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

22/04/2023 - 21/04/2024: \$610,000

Comparable Properties



206/19 Hall St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$428,500

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment



302/7a Remington Dr HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment



215/11-19 Hall St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit