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 | 12/1 Garfield Street, Cheltenham Vic 3192 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty Type U | nit |] | Suburb | Cheltenham |
|---------------|------------|-----|--------------|-----|-------|--------|------------|
| Period - From | 22/04/2023 | to | 21/04/2024 | So | ource | 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

| Add | dress 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 |

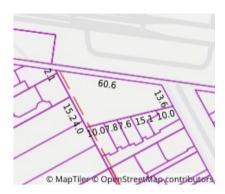
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 |
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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)





Price: \$428,500 Method: Private Sale Date: 27/03/2024

Property Type: Apartment

Agent Comments



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





Price: \$420,000 Method: Private Sale Date: 01/02/2024

Property Type: Apartment

Agent Comments



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

Price: \$412.000 Method: Private Sale Date: 21/03/2024

Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



