

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

3/2 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$775,000 & \$825,000

Median sale price

Median price \$777,500 Property Type Unit Suburb Cheltenham

Period - From 01/10/2023 to 31/12/2023 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	26 Tintern Mews CHELTENHAM 3192	\$830,000	15/12/2023
2	1/7 Barker St CHELTENHAM 3192	\$830,000	10/02/2024
3	29b Beaumaris Pde HIGHETT 3190	\$800,000	03/11/2023

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:

04/04/2024 15:00



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$775,000 - \$825,000

Median Unit Price

December quarter 2023: \$777,500

Comparable Properties

26 Tintern Mews CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$830,000

Method: Sale

Date: 15/12/2023

Property Type: Flat/Unit/Apartment (Res)



1/7 Barker St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$830,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

Land Size: 437 sqm approx

29b Beaumaris Pde HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 03/11/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Lynchs Real Estate | P: 03 9555 1911