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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$775,000		&		\$825,000			
Median sale p	rice							
Median price	\$777,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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







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)



Price: \$830,000 Method: Sale Date: 15/12/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments



1/7 Barker St CHELTENHAM 3192 (REI)

Agent Comments



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

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Price: \$800.000 Method: Sale Date: 03/11/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Lynchs Real Estate | P: 03 9555 1911



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