

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 4/31 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2024 to 31/03/2024 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	5/10 Major St HIGHETT 3190	\$637,000	08/03/2024
2	306/1148 Nepean Hwy HIGHETT 3190	\$609,000	02/04/2024
3	7/31 Garfield St CHELTENHAM 3192	\$600,000	13/12/2023

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: 29/04/2024 08:22

2 2 1

Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

March quarter 2024: \$760,000

Comparable Properties



5/10 Major St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$637,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



306/1148 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$609,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment



7/31 Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment

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