

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

8/30 GARFIELD STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

109/30 MUNRO AVENUE CHELTENHAM VIC 3192	\$610,000	27-Jul-23
204/286 HIGHETT ROAD HIGHETT VIC 3190	\$590,000	28-Sep-23
109/1 MAJOR STREET HIGHETT VIC 3190	\$585,000	15-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 15 November 2023



**109/30 MUNRO AVENUE
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$610,000** Sold Date **27-Jul-23**

Distance **0.84km**



**204/286 HIGHETT ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price **\$590,000** Sold Date **28-Sep-23**

Distance **1.75km**



**109/1 MAJOR STREET HIGHETT VIC
3190**

2 2 1

Sold Price **\$585,000** Sold Date **15-Jun-23**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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