

# 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

9a Garfield Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$835,000

### Median sale price

Median price \$1,213,583 Property Type House Suburb Cheltenham

Period - From 01/10/2022 to 30/09/2023 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	1/21 Heather Gr CHELTENHAM 3192	\$900,000	09/09/2023
2	4/19 Tulip Gr CHELTENHAM 3192	\$855,000	04/08/2023
3			

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: 20/10/2023 10:57



**Property Type:** House

**Land Size:** 154 sqm approx

**Agent Comments**

## Comparable Properties



**1/21 Heather Gr CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)



**4/19 Tulip Gr CHELTENHAM 3192 (VG)**

**Agent Comments**



**Price:** \$855,000

**Method:** Sale

**Date:** 04/08/2023

**Property Type:** Flat/Unit/Apartment (Res)

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.