Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 212/19 Hall Street, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$560,000		&		\$590,000			
Median sale p	rice							
Median price	\$817,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	117/19 Hall St CHELTENHAM 3192	\$610,000	21/06/2024
2	G07/19 Hall St CHELTENHAM 3192	\$605,000	23/03/2024
3	7/19 Hall St CHELTENHAM 3192	\$605,000	23/03/2024

OR

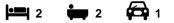
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/09/2024 10:59







Property Type: Apartment Agent Comments

Indicative Selling Price \$560,000 - \$590,000 **Median Unit Price** June guarter 2024: \$817,500

Comparable Properties



117/19 Hall St CHELTENHAM 3192 (REI/VG)



Price: \$610.000 Method: Private Sale Date: 21/06/2024 Property Type: Apartment

G07/19 Hall St CHELTENHAM 3192 (VG)

Agent Comments

Agent Comments



Price: \$605,000 Method: Sale Date: 23/03/2024

Property Type: Flat/Unit/Apartment (Res)



7/19 Hall St CHELTENHAM 3192 (REI)



Price: \$605,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment Agent Comments

Account - Jellis Craig



propertydata

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