

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

212/19 Hall Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$817,500 Property Type Unit Suburb Cheltenham

Period - From 01/04/2024 to 30/06/2024 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	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

212/19 Hall Street, Cheltenham Vic 3192



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

June quarter 2024: \$817,500

Comparable Properties



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

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 21/06/2024

Property Type: Apartment

G07/19 Hall St CHELTENHAM 3192 (VG)

Agent Comments

 2  -  -

Price: \$605,000

Method: Sale

Date: 23/03/2024

Property Type: Flat/Unit/Apartment (Res)



7/19 Hall St CHELTENHAM 3192 (REI)

Agent Comments

 2  2  1

Price: \$605,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Account - Jellis Craig



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