

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

19/31 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$654,000

Property Type Unit

Suburb Cheltenham

Period - From 22/06/2020

to

21/06/2021

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	9/31 Garfield St CHELTENHAM 3192	\$595,000	07/05/2021
2	9/94-96 Cavanagh St CHELTENHAM 3192	\$625,000	26/02/2021
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:

22/06/2021 11:34

19/31 Garfield Street, Cheltenham Vic 3192

Ryan Castles

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

22/06/2020 - 21/06/2021: \$654,000



2 2 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/31 Garfield St CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 07/05/2021

Property Type: Apartment



9/94-96 Cavanagh St CHELTENHAM 3192 (REI) Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 26/02/2021

Property Type: Unit

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840