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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$654,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	22/06/2020	to	21/06/2021		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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







Rooms: 3 Property Type: Strata Unit/Flat Agent Comments Ryan Castles 03 9521 9800 0499 003 879 ryan.castles@belleproperty.com

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 22/06/2020 - 21/06/2021: \$654,000

Comparable Properties



9/31 Garfield St CHELTENHAM 3192 (REI)



Price: \$595,000 Method: Private Sale Date: 07/05/2021 Property Type: Apartment



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



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments