

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

6/31 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2020

to

31/12/2020

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	3/19 Barker St CHELTENHAM 3192	\$690,000	21/12/2020
2	9/37a Centre Dandenong Rd CHELTENHAM 3192	\$648,000	05/11/2020
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:

19/03/2021 10:01

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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

December quarter 2020: \$700,000



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/19 Barker St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 21/12/2020

Property Type: Unit



9/37a Centre Dandenong Rd CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$648,000

Method: Sale

Date: 05/11/2020

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.