

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

3/24 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2021

to

30/09/2021

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	3/3 David Ct CHELTENHAM 3192	\$445,000	18/09/2021
2	611/6 Railway Rd CHELTENHAM 3192	\$430,000	08/07/2021
3	5/34 Gillman St CHELTENHAM 3192	\$430,000	06/05/2021

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:

21/10/2021 15:54

3/24 Garfield Street, Cheltenham Vic 3192

Ryan Counihan

03 9557 5500

0402 188 519

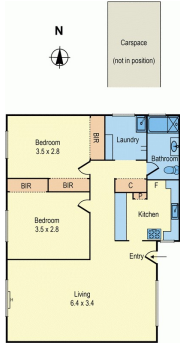
rcounihan@woodards.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2021: \$795,000



🛏 2 🚿 1 🚗 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



3/3 David Ct CHELTENHAM 3192 (VG)

Agent Comments

🛏 2 🚿 - 🚗 -

Price: \$445,000

Method: Sale

Date: 18/09/2021

Property Type: Flat/Unit/Apartment (Res)



611/6 Railway Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**

🛏 2 🚿 1 🚗 1

Price: \$430,000

Method: Private Sale

Date: 08/07/2021

Property Type: Apartment

5/34 Gillman St CHELTENHAM 3192 (REI/VG) **Agent Comments**

🛏 2 🚿 1 🚗 1

Price: \$430,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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