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	1/1 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $750,000 Property Type Unit Suburb Cheltenham

Period - From 24/07/2023 to 23/07/2024 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	4/31 Garfield St CHELTENHAM 3192	$625,000	14/05/2024
2	10/30 Garfield St CHELTENHAM 3192	$640,000	19/04/2024
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: 24/07/2024 14:39

HODGES



2 2 2

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
24/07/2023 - 23/07/2024: $750,000

Comparable Properties



4/31 Garfield St CHELTENHAM 3192 (REI/VG)

2 2 1

Price: $625,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment

Agent Comments

10/30 Garfield St CHELTENHAM 3192 (VG)

2 - -

Price: $640,000
Method: Sale
Date: 19/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



7/19 Hall St CHELTENHAM 3192 (REI)

2 2 1

Price: $605,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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