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	1/29 Garfield Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $976,000 Property Type Townhouse Suburb Cheltenham

Period - From 14/10/2023 to 13/10/2024 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	5/1120-1122 Nepean Hwy HIGHETT 3190	$880,000	21/09/2024
2	1/40 Herald St CHELTENHAM 3192	$870,000	10/08/2024
3	3/1120 Nepean Hwy HIGHETT 3190	$870,000	25/06/2024

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: 14/10/2024 17:45

1/29 Garfield Street, Cheltenham Vic 3192



3 1 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Townhouse Price
14/10/2023 - 13/10/2024: $976,000

Comparable Properties



5/1120-1122 Nepean Hwy HIGHETT 3190 (REI)

3 2 2

Agent Comments

Price: $880,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)



1/40 Herald St CHELTENHAM 3192 (REI)

3 1 2

Agent Comments

Price: $870,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 299 sqm approx



3/1120 Nepean Hwy HIGHETT 3190 (REI)

3 2 2

Agent Comments

Price: $870,000
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Account - Jellis Craig

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