



## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

104/112/103/8-10 Garfield Street, Cheltenham
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
One bedroom unit – apartment 104	\$*480,000	Or range between	\$*		\$
Two bedroom unit – apartment 112	\$*595,000	Or range between	\$*		\$
Three bedroom unit – apartment 103	\$*930,000	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price 

\$585,000
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 Suburb 

Cheltenham
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Period - From 

1st Sept 19
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 To 

4th Sept 19
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 Source 

<a href="https://www.realestate.com.au/neighbourhoods/cheltenham-3192-vic?cid=pdp">https://www.realestate.com.au/neighbourhoods/cheltenham-3192-vic?cid=pdp</a>
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## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16<sup>th</sup> September 2019