

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	2/52 Tulip Grove, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000
Range between	\$590,000	<u> </u>	\$640,000

Median sale price

Median price	\$665,000	Hou	Ise	Unit	Х	Suburb	Cheltenham
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

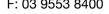
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/11 Wilson St CHELTENHAM 3192	\$620,000	25/05/2019
2	2/36 Wilson St CHELTENHAM 3192	\$591,000	02/02/2019
3	2/1 Sunray Av CHELTENHAM 3192	\$590,000	20/04/2019

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400







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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$590,000 - \$640,000 **Median Unit Price** March quarter 2019: \$665,000

Comparable Properties



6/11 Wilson St CHELTENHAM 3192 (REI)

6

Price: \$620,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: Unit

Agent Comments



2/36 Wilson St CHELTENHAM 3192 (REI/VG)

-2



Price: \$591.000 Method: Auction Sale Date: 02/02/2019 Rooms: 3

Property Type: Unit

Land Size: 120 sqm approx

Agent Comments



2/1 Sunray Av CHELTENHAM 3192 (VG)

└─ 2



Price: \$590,000 Method: Sale Date: 20/04/2019 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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