

## 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

2/52 Tulip Grove, Cheltenham Vic 3192

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

#### Median sale price

Median price \$665,000

House

Unit

X

Suburb

Cheltenham

Period - From 01/01/2019

to

31/03/2019

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	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.



2 1 2

**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)**

**Agent Comments**

2 1 1

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Unit



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

**Agent Comments**

2 1 1

**Price:** \$591,000  
**Method:** Auction Sale  
**Date:** 02/02/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 120 sqm approx



**2/1 Sunray Av CHELTENHAM 3192 (VG)**

**Agent Comments**

2 - -

**Price:** \$590,000  
**Method:** Sale  
**Date:** 20/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)