

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

17 TINTERN MEWS CHELTENHAM VIC 3192

Indicative selling price

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

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,347,500

Property type

House

Suburb

Cheltenham

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

65 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$720,000	21-May-22
322/15 GEORGE STREET SANDRINGHAM VIC 3191	\$725,000	01-Jun-22
194 WARRIGAL ROAD MENTONE VIC 3194	\$800,000	20-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 05 November 2022



**65 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

 3  2  2

Sold Price **\$720,000** Sold Date **21-May-22**

Distance **0.98km**

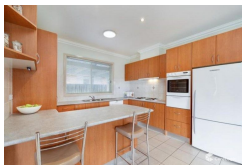


**322/15 GEORGE STREET
SANDRINGHAM VIC 3191**

 2  1  -

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **01-Jun-22**

Distance **2.77km**



**194 WARRIGAL ROAD MENTONE
VIC 3194**

 3  1  1

Sold Price **\$800,000** Sold Date **20-Jul-22**

Distance **2.88km**

RS = Recent sale **UN** = Undisclosed Sale

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