

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 Tuck Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,341,000

Property Type House

Suburb Cheltenham

Period - From 01/01/2022

to 31/12/2022

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	96 Mentone Pde MENTONE 3194	\$1,800,000	03/11/2022
2	26 Church St BEAUMARIS 3193	\$1,755,000	16/11/2022
3			

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:

06/02/2023 15:18



6 2 3

Property Type: House
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending December 2022: \$1,341,000

Comparable Properties



96 Mentone Pde MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 03/11/2022
Property Type: House
Land Size: 625 sqm approx



26 Church St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,755,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: House (Res)
Land Size: 650 sqm approx

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.