

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

5/28 Tulip Grove 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/35 Tulip Grove Cheltenham VIC 3192	\$410,000	24-Sep-20
10/6 May Street Cheltenham VIC 3192	\$363,000	16-Nov-20
12/9 Barker Street Cheltenham VIC 3192	\$350,000	22-Jul-20

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: 18 January 2021



2/35 Tulip Grove Cheltenham VIC 3192

Sold Price

RS

\$410,000

Sold Date **24-Sep-20**

2

1

1

Distance

0.12km



10/6 May Street Cheltenham VIC 3192

Sold Price

\$363,000

Sold Date **16-Nov-20**

1

1

1

Distance

0.3km



12/9 Barker Street Cheltenham VIC 3192

Sold Price

\$350,000

Sold Date **22-Jul-20**

2

1

2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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