

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

40 Tiffany Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,247,500 Property Type House Suburb Cheltenham

Period - From 01/04/2023 to 30/06/2023 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	170 Centre Dandenong Rd CHELTENHAM 3192	\$980,000	26/05/2023
2	26 San Lorenzo Ct HEATHERTON 3202	\$955,000	04/07/2023
3	38 Lincoln Dr CHELTENHAM 3192	\$927,500	25/02/2023

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:

26/07/2023 10:16



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
June quarter 2023: \$1,247,500

Comparable Properties



170 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 26/05/2023
Property Type: House (Res)



26 San Lorenzo Ct HEATHERTON 3202 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 04/07/2023
Property Type: House



38 Lincoln Dr CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$927,500
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 522 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216