

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

3/11 Tulip Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2023 to 31/03/2023 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	3/33 Collins St MENTONE 3194	\$980,000	14/03/2023
2	2/5 Peace St HIGHETT 3190	\$925,000	30/03/2023
3	11 Tintern Mews CHELTENHAM 3192	\$910,000	07/12/2022

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:

01/05/2023 12:03

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Indicative Selling Price

\$920,000 - \$1,000,000

Median Unit Price

March quarter 2023: \$650,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



3/33 Collins St MENTONE 3194 (REI)

Agent Comments

 3  1  1

Price: \$980,000

Method: Private Sale

Date: 14/03/2023

Property Type: Townhouse (Single)

Land Size: 242 sqm approx



2/5 Peace St HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$925,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res)



11 Tintern Mews CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  1  2

Price: \$910,000

Method: Private Sale

Date: 07/12/2022

Property Type: Townhouse (Single)