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	3/11 Tulip Grove, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Range between \$920,0	00 &	\$1,000,000
-----------------------	------	-------------

Median sale price

Median price	\$650,000	Pro	perty Type U	nit		Suburb	Cheltenham
Period - From	01/01/2023	to	31/03/2023	So	ource	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

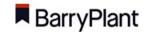
Address of comparable property		Price	Date of sale
1	3/33 Collins St MENTONE 3194	\$980,000	14/03/2023
2	2/5 Peace St HIGHETT 3190	\$925,000	30/03/2023
3	11 Tintern Mews CHELTENHAM 3192	\$910,000	07/12/2022

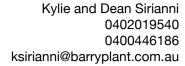
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$920,000 - \$1,000,000 **Median Unit Price** March quarter 2023: \$650,000





Property Type: House **Agent Comments**

Comparable Properties



3/33 Collins St MENTONE 3194 (REI)





Price: \$980,000 Method: Private Sale Date: 14/03/2023

Property Type: Townhouse (Single) Land Size: 242 sqm approx

Agent Comments



2/5 Peace St HIGHETT 3190 (REI)





Price: \$925,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res)

Agent Comments



11 Tintern Mews CHELTENHAM 3192 (REI/VG) Agent Comments

Price: \$910.000 Method: Private Sale Date: 07/12/2022

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9586 0500



