

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

1 Tanti Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,231,000 Property Type House Suburb Cheltenham

Period - From 12/03/2023 to 11/03/2024 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	25a Heather Gr CHELTENHAM 3192	\$1,226,000	24/02/2024
2	37 Lower Dandenong Rd MENTONE 3194	\$1,215,000	09/02/2024
3	35 Wingrove St CHELTENHAM 3192	\$1,180,000	28/02/2024

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: 12/03/2024 17:55



Rooms: 5

Property Type: House

Land Size: 667.86 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

12/03/2023 - 11/03/2024: \$1,231,000

Comparable Properties



25a Heather Gr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,226,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 312 sqm approx



37 Lower Dandenong Rd MENTONE 3194 (REI) Agent Comments



Price: \$1,215,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res)

Land Size: 608 sqm approx



35 Wingrove St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 588 sqm approx

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