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

16A Tulip Grove, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$1,336,000	Pro	operty Type	Hou	se		Suburb	Cheltenham
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11a Woff St BEAUMARIS 3193	\$2,067,000	29/03/2024
2	9 Luxmoore St CHELTENHAM 3192	\$1,900,000	16/03/2024
3	187 Balcombe Rd BEAUMARIS 3193	\$1,890,000	11/05/2024

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:

29/05/2024 12:03



16A Tulip Grove, Cheltenham Vic 3192







Rooms: 9 Property Type: House (Res) Land Size: 516 sqm approx

Agent Comments

Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> **Indicative Selling Price** \$1,900,000 - \$2,090,000 **Median House Price** March quarter 2024: \$1,336,000

Swim spa and hot tub Pizza oven, outdoor bar/kitchen al fresco Gas fireplace in lounge

Comparable Properties

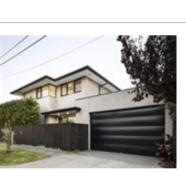
11a Woff St BEAUMARIS 3193 (VG)



Price: \$2,067,000 Method: Sale Date: 29/03/2024 Property Type: House (Res) Land Size: 401 sqm approx

Agent Comments

Agent Comments



9 Luxmoore St CHELTENHAM 3192 (REI/VG) **6** 2 4

Price: \$1,900,000 Method: Sold Before Auction Date: 16/03/2024 Property Type: House (Res)

Land Size: 645 sqm approx

2

187 Balcombe Rd BEAUMARIS 3193 (REI)



Agent Comments

Price: \$1,890,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 516 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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