

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,336,000 Property Type House Suburb Cheltenham

Period - From 01/01/2024 to 31/03/2024 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	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

Mandy Engelhardt
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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2024: \$1,336,000



4 3 2

Rooms: 9

Property Type: House (Res)

Land Size: 516 sqm approx

Agent Comments

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

Comparable Properties

11a Woff St BEAUMARIS 3193 (VG)

Agent Comments

4 - -

Price: \$2,067,000

Method: Sale

Date: 29/03/2024

Property Type: House (Res)

Land Size: 401 sqm approx



9 Luxmoore St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res)

Land Size: 645 sqm approx



187 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

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