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

4 Tintern Mews, Cheltenham Vic 3192

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/50 Herald St CHELTENHAM 3192	\$835,000	06/04/2024
2	26 Tintern Mews CHELTENHAM 3192	\$830,000	15/12/2023
3	1/7 Barker St CHELTENHAM 3192	\$830,000	10/02/2024

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:

17/04/2024 11:40







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price March quarter 2024: \$760,000

Comparable Properties



1/50 Herald St CHELTENHAM 3192 (REI)



Price: \$835,000 Method: Auction Sale Date: 06/04/2024 Property Type: Unit Land Size: 324 sqm approx Agent Comments

26 Tintern Mews CHELTENHAM 3192 (VG)

Agent Comments



Price: \$830,000 Method: Sale Date: 15/12/2023 Property Type: Flat/Unit/Apartment (Res)



1/7 Barker St CHELTENHAM 3192 (REI)



Agent Comments

Price: \$830,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit Land Size: 437 sqm approx

Account - Lynchs Real Estate | P: 03 9555 1911





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