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 $1,850,000 & $1,950,000

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	15 Heather Gr CHELTENHAM 3192	$2,210,000	04/05/2024
2	39 Balmoral Av SANDRINGHAM 3191	$1,990,000	29/05/2024
3	9 Luxmoore St CHELTENHAM 3192	$1,900,000	16/03/2024

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: 07/06/2024 16:21

16A Tulip Grove, Cheltenham Vic 3192



4 3 2

Rooms: 7
Property Type: House
Land Size: 516m2 sqm approx

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
March quarter 2024: $1,336,000

Agent Comments

Swim spa, hot tub, pizza oven, bar/outdoor kitchen, additional separate rec room/storage, study/treatment room and full bathroom.

Comparable Properties



15 Heather Gr CHELTENHAM 3192 (REI)

4 2 2

Price: $2,210,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House

Agent Comments



39 Balmoral Av SANDRINGHAM 3191 (REI)

4 2 2

Price: $1,990,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: House (Res)

Agent Comments



9 Luxmoore St CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,900,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

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

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