

# 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

28 Tuck Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$987,500 Property Type House Suburb Cheltenham

Period - From 01/07/2018 to 30/06/2019 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	139 Balcombe Rd MENTONE 3194	\$1,200,000	07/05/2019
2	5 Tenham Gr CHELTENHAM 3192	\$1,125,000	22/06/2019
3	12 Darren Ct CHELTENHAM 3192	\$1,115,000	14/09/2019

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: 17/09/2019 10:50



4   2   2

**Property Type:** House  
**Land Size:** 559 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending June 2019: \$987,500

## Comparable Properties



**139 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Property Type:** House  
**Land Size:** 582 sqm approx



**5 Tenham Gr CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**12 Darren Ct CHELTENHAM 3192 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx