

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5B Luxmoore Street, Cheltenham

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,200,000 & \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,100,500 *House *Unit Suburb Cheltenham
Period - From Aug 2017 to July 2018 Source CoreLogic

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 |
|--------------------------------|-------------|--------------|
| 12 Munro Avenue, Cheltenham | \$1,200,000 | 17 Sept 18 |
| 50 Donald Street, Highett | \$1,225,000 | 26 Jun 18 |
| 66 Spring Street, Sandringahm | \$1,270,000 | 11 Aug 2018 |



OBrien Real Estate