

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

4A Luxmoore Street, Cheltenham VIC 3192

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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,100,000

*House

X

*Unit

Suburb

Cheltenham

Period - From

21 March '17

to

21 February '18

Source

RP Data

Comparable property sales

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
3/95 Park Road, Cheltenham VIC 3192	\$1,125,000	29 Dec '17
1/9 Glebe Avenue, Cheltenham VIC 3192	\$1,156,000	10 Feb '18
35 George Street, Sandringham VIC 3191	\$1,090,000	18 Oct '17

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.