

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

1/21 Luxmoore St, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,290,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2019

to

30/09/2020

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	23a Alfred St BEAUMARIS 3193	\$1,300,000	28/11/2020
2	27b Spring St SANDRINGHAM 3191	\$1,257,000	06/01/2021
3	22a Desmond Av HIGHETT 3190	\$1,250,000	08/12/2020

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:

12/01/2021 13:11



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,290,000

Median Unit Price

Year ending September 2020: \$720,000

Comparable Properties



23a Alfred St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 28/11/2020

Property Type: Townhouse (Single)



27b Spring St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 3

Price: \$1,257,000

Method: Private Sale

Date: 06/01/2021

Property Type: Townhouse (Single)



22a Desmond Av HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 08/12/2020

Property Type: Townhouse (Res)