

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

3A 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

Other

Suburb

Cheltenham

Period-from

01 Dec 2019

to

30 Nov 2020

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 6 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

4B Princess Avenue Highett VIC 3190	\$1,325,000	27-Jun-20
9A Churchill Avenue Cheltenham VIC 3192	\$1,200,000	22-Jun-20
1/15 Latrobe Street Cheltenham VIC 3192	\$1,200,000	30-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 01 December 2020

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4B Princess Avenue Highett VIC 3190

 4  3  1

Sold Price

\$1,325,000

Sold Date

27-Jun-20

Distance

0.45km



9A Churchill Avenue Cheltenham VIC 3192

 3  2  2

Sold Price

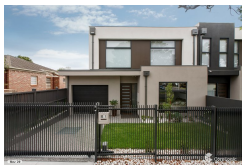
\$1,200,000

Sold Date

22-Jun-20

Distance

0.75km



1/15 Latrobe Street Cheltenham VIC 3192

 4  3  2

Sold Price

Sold Date

30-Jun-20

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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