Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

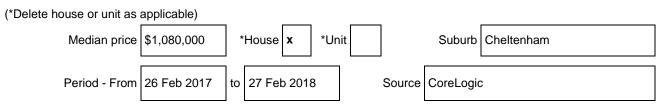
Address Including suburb and postcode 8 Eila Close, Cheltenham

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	\$1,050,000	&	\$1,100,000
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Median sale price



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
130 Bernard Street, Cheltenham	\$1,050,000	10 Feb 2018
9 Eunice Drive, Cheltenham	\$1,050,000	31 Jan 2018
32 Wingrove Street, Cheltenham	\$1,090,000	25 Nov 2017