

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

Median sale price

(*Delete house or unit as applicable)

Median price \$1,080,000 *House *Unit Suburb Cheltenham
Period - From 26 Feb 2017 to 27 Feb 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
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



OBrien Real Estate