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	75 Luscombe Avenue Victoria 3977

Indicative selling price

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

range between	$599,000	&	$655,000

Median sale price

Median price	$ 480,000	*House	X	Suburb	Sandhurst, Victoria 3977
Period - From	May 2017	to	Oct 2017	Source	Corelogic

Comparable property sales

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.

OBrien Real Estate