

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

310/6 Railway Road 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 2021

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

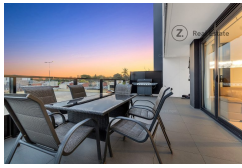
Date of sale

305/6 Railway Road Cheltenham VIC 3192	\$455,000	22-Jun-21
403/6 Railway Road Cheltenham VIC 3192	\$441,000	22-Jun-21
608/6 Railway Road Cheltenham VIC 3192	\$447,500	26-Jul-21

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: 12 October 2021



305/6 Railway Road Cheltenham VIC 3192

2 2 1

Sold Price

\$455,000

Sold Date

22-Jun-21

Distance

-



403/6 Railway Road Cheltenham VIC 3192

2 1 1

Sold Price

\$441,000

Sold Date

22-Jun-21

Distance

-



608/6 Railway Road Cheltenham VIC 3192

2 1 1

Sold Price

\$447,500

Sold Date

26-Jul-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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