

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

302/6 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2021

to

31 Aug 2022

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

215/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	22-Apr-22
419/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$440,000	09-May-22
408/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	02-Aug-22

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 September 2022



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**215/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$450,000** Sold Date **22-Apr-22**

Distance **0km**



**419/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$440,000** Sold Date **09-May-22**

Distance **0.04km**



**408/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$450,000** Sold Date **02-Aug-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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