

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

511/2 Railway Rd, 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,250

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2019

to

30 Nov 2020

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

313/6 Railway Road Cheltenham VIC 3192	\$412,000	07-Oct-20
601/6 Railway Road Cheltenham VIC 3192	\$450,000	29-Jul-20
518/8 Railway Road Cheltenham VIC 3192	\$459,000	31-Jul-20

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: 15 December 2020

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**313/6 Railway Road Cheltenham
VIC 3192**

 2  1  1

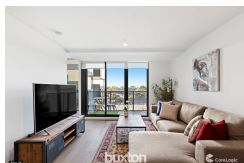
Sold Price

\$412,000

Sold Date **07-Oct-20**

Distance

0.01km



**601/6 Railway Road Cheltenham
VIC 3192**

 2  1  1

Sold Price

\$450,000

Sold Date **29-Jul-20**

Distance

0.01km



**518/8 Railway Road Cheltenham
VIC 3192**

 2  1  -

Sold Price

\$459,000

Sold Date **31-Jul-20**

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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