

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

102/8 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2022

to

31 May 2023

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

608/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$441,000	08-Apr-23
318/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$437,500	27-Apr-23
519/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	07-Feb-23

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: 28 June 2023

**608/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$441,000Sold Date **08-Apr-23**

Distance

0km**318/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$437,500Sold Date **27-Apr-23**

Distance

0km**519/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$450,000Sold Date **07-Feb-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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