

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

805/6 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2022

to

31 Jul 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

505/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$485,000	12-Jul-23
302/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	10-Sep-22
609/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$655,000	01-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: 24 August 2023



**505/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$485,000** Sold Date **12-Jul-23**

Distance **0km**



**302/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$450,000** Sold Date **10-Sep-22**

Distance **0km**



**609/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$655,000** Sold Date **01-Feb-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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