

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

323/8 Railway Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$434,500

Median sale price

Median price \$615,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2020

to 30/09/2020

Source REIV

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 six 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
1	703/6 Railway Rd CHELTENHAM 3192	\$445,000	30/04/2020
2	305/144 Collins St MENTONE 3194	\$420,000	17/06/2020
3	207/323 Charman Rd CHELTENHAM 3192	\$400,000	19/12/2019

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 six months.~~

This Statement of Information was prepared on:

27/10/2020 19:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

September quarter 2020: \$615,000

Comparable Properties

703/6 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 30/04/2020

Property Type: Flat/Unit/Apartment (Res)



305/144 Collins St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 17/06/2020

Property Type: Apartment



207/323 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 19/12/2019

Rooms: 3

Property Type: Apartment