

## 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

327/8 Railway Road Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2020

to

31 Aug 2021

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

220/8 Railway Road Cheltenham VIC 3192	\$330,000	02-Aug-21
404/1228 Nepean Highway Cheltenham VIC 3192	\$360,000	21-May-21
202/278 Charman Road Cheltenham VIC 3192	\$314,000	04-May-21

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: 10 September 2021

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**220/8 Railway Road Cheltenham VIC 3192**

Sold Price **\$330,000** Sold Date **02-Aug-21**

 1  1  1

Distance -

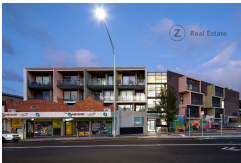


**404/1228 Nepean Highway Cheltenham VIC 3192**

Sold Price **\$360,000** Sold Date **21-May-21**

 1  1  1

Distance -



**202/278 Charman Road Cheltenham VIC 3192**

Sold Price **\$314,000** Sold Date **04-May-21**

 1  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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