

## 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

419/8 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2021

to

31 Mar 2022

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

207/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$445,000	02-Feb-22
614/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$405,000	22-Nov-21
411/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$445,000	03-Nov-21

OR

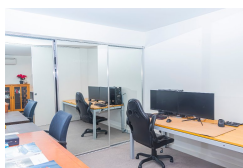
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 April 2022

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**207/6 RAILWAY ROAD  
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$445,000** Sold Date **02-Feb-22**

Distance **0.04km**



**614/6 RAILWAY ROAD  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$405,000** Sold Date **22-Nov-21**

Distance **0.04km**



**411/6 RAILWAY ROAD  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$445,000** Sold Date **03-Nov-21**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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