

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

604/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2023

to

30/09/2023

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	505/6 Railway Rd CHELTENHAM 3192	\$485,000	12/07/2023
2	805/6 Railway Rd CHELTENHAM 3192	\$470,000	07/10/2023
3	525/8 Railway Rd CHELTENHAM 3192	\$455,000	18/05/2023

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:

01/11/2023 14:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

September quarter 2023: \$715,000

Comparable Properties



505/6 Railway Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**



Price: \$485,000

Method: Private Sale

Date: 12/07/2023

Property Type: Apartment



805/6 Railway Rd CHELTENHAM 3192 (REI) **Agent Comments**



Price: \$470,000

Method: Private Sale

Date: 07/10/2023

Property Type: Apartment

Land Size: 77 sqm approx

525/8 Railway Rd CHELTENHAM 3192 (VG) **Agent Comments**



Price: \$455,000

Method: Sale

Date: 18/05/2023

Property Type: Flat/Unit/Apartment (Res)

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