

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 322 / 8 Railway Road Cheltenham

Indicative selling price

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

Single price \$472,500

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$590,000

*House

*Unit X

Suburb Cheltenham

Period - From Aug 2017

to July 2018

Source CoreLogic

Comparable property sales

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
101/323 Charman Road, Cheltenham	\$465,000	15/06/18
406/6 Railway Road, Cheltenham	\$489,000	14/06/18
804/6 Railway Road, Cheltenham	\$460,000	10/04/18