

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

209/6 Railway Road Cheltenham VIC 3192

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2019

to

31 Jan 2020

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

708/6 Railway Road Cheltenham VIC 3192	\$460,000	24-Oct-19
804/6 Railway Road Cheltenham VIC 3192	\$460,000	17-Dec-19
808/6 Railway Road Cheltenham VIC 3192	\$462,000	05-Aug-19

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: 13 February 2020



**708/6 Railway Road Cheltenham
VIC 3192**

Sold Price

\$460,000

Sold Date

24-Oct-19

2 1 1

Distance

-



**804/6 Railway Road Cheltenham
VIC 3192**

Sold Price

Sold Date

17-Dec-19

2 1 1

Distance

-



**808/6 Railway Road Cheltenham
VIC 3192**

Sold Price

\$462,000

Sold Date

05-Aug-19

2 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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