

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

512/6 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2020

to

31 Oct 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: 04 November 2021



220/8 Railway Road Cheltenham VIC 3192

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

 1  1  1

Distance **0.06km**

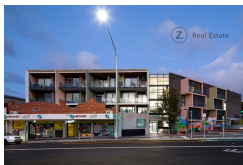


404/1228 Nepean Highway Cheltenham VIC 3192

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

 1  1  1

Distance **0.06km**



202/278 Charman Road Cheltenham VIC 3192

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

 1  1  1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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