

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 514/2-6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$776,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2024 to 30/09/2024 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	807/6 Railway Rd CHELTENHAM 3192	\$500,000	28/10/2024
2	802/6 Railway Rd CHELTENHAM 3192	\$460,000	20/07/2024
3	723/8 Railway Rd CHELTENHAM 3192	\$450,000	11/07/2024

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: 17/12/2024 15:38

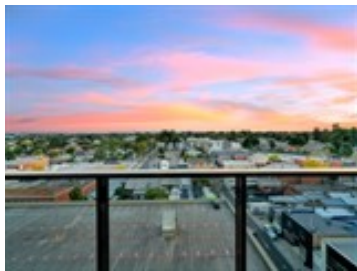
Jake Mabey
(03) 9586 0500
0416 147 767
jmabey@barryplant.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
September quarter 2024: \$776,000

Comparable Properties



807/6 Railway Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment



802/6 Railway Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 20/07/2024
Property Type: Apartment

723/8 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 11/07/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9586 0500



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