

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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2022

to

28 Feb 2023

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

519/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	07-Feb-23
623/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$455,000	24-Jan-23
6/323 CHARMAN ROAD CHELTENHAM VIC 3192	\$440,000	21-Dec-22

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: 30 March 2023



**519/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$450,000** Sold Date **07-Feb-23**

Distance **0.04km**



**623/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$455,000** Sold Date **24-Jan-23**

Distance **0.04km**



**6/323 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$440,000** Sold Date **21-Dec-22**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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