

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

706/2-6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$514,000

Median sale price

Median price

\$656,000

House

Unit

X

Suburb

Cheltenham

Period - From

01/07/2016

to

30/06/2017

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	4/30 Garfield St CHELTENHAM 3192	\$547,000	22/04/2017
2	12/310 Warrigal Rd CHELTENHAM 3192	\$525,000	20/01/2017
3	602/37-39 Station Rd CHELTENHAM 3192	\$520,000	25/02/2017

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.



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/30 Garfield St CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$547,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 3

Property Type: Apartment



12/310 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Sold Before Auction

Date: 20/01/2017

Rooms: -

Property Type: Unit



602/37-39 Station Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 25/02/2017

Rooms: -

Property Type: Apartment