

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 613/2-6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$355,000 & \$390,500

Median sale price*

Median price Property Type Suburb Cheltenham

Period - From to Source

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	6/29 Graham Rd HIGHETT 3190	\$370,000	22/11/2022
2	308/1228 Nepean Hwy CHELTENHAM 3192	\$363,000	17/02/2023
3	3/1383 Nepean Hwy CHELTENHAM 3192	\$355,000	18/02/2023

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: 17/05/2023 09:52

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$355,000 - \$390,500
No median price available

Comparable Properties



6/29 Graham Rd HIGHETT 3190 (REI)

Agent Comments

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Price: \$370,000
Method: Private Sale
Date: 22/11/2022
Property Type: Apartment

308/1228 Nepean Hwy CHELTENHAM 3192 (VG)

Agent Comments

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Price: \$363,000
Method: Sale
Date: 17/02/2023
Property Type: Flat/Unit/Apartment (Res)



3/1383 Nepean Hwy CHELTENHAM 3192 (VG)

Agent Comments

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Price: \$355,000
Method: Sale
Date: 18/02/2023
Property Type: Flat/Unit/Apartment (Res)

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