

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Indicative Selling Price</b> \$530,000
<b>Median Unit/Apartment Price</b> September 2018: \$489,000

## Property offered for sale

Address 806/6 Railway rd Cheltenham 3192 VIC

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

## Median sale price

<b>Median price</b>	\$489,000	<b>Apartment</b>	X	<b>Suburb</b>	Cheltenham
<b>Period - from</b>	01/02/2018	<b>to</b>	4/10/2018	<b>Source</b>	Price Finder

## Comparable property sales

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
210/6 Railway rd Cheltenham, VIC	\$670,000	17/07/2018
406/6 Railway rd Cheltenham, VIC	\$489,000	14/06/2018
503/6 Railway rd Cheltenham, VIC	\$462,000	01/02/2018