

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

411/6 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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2020

to

30 Jun 2021

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

403/6 Railway Road Cheltenham VIC 3192	\$441,000	22-Jun-21
713/6 Railway Road Cheltenham VIC 3192	\$450,000	11-Mar-21
222/8 Railway Road Cheltenham VIC 3192	\$470,000	04-Mar-21

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: 13 July 2021



403/6 Railway Road Cheltenham VIC 3192

Sold Price

^{RS} **\$441,000**

Sold Date

22-Jun-21

 2  1  1

Distance

-



713/6 Railway Road Cheltenham VIC 3192

Sold Price

\$450,000

Sold Date

11-Mar-21

 1  1  1

Distance

-



222/8 Railway Road Cheltenham VIC 3192

Sold Price

\$470,000

Sold Date

04-Mar-21

 2  1  1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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