

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

518/8 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2019

to

30 Jun 2020

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

703/6 Railway Road Cheltenham VIC 3192	\$445,000	30-Apr-20
205/15 Maude Street Cheltenham VIC 3192	\$510,000	05-Jun-20
213/15 Maude Street Cheltenham VIC 3192	\$475,000	19-Mar-20

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: 27 July 2020

	703/6 Railway Road Cheltenham VIC 3192 2 1 1 Please contact us today to secure your private or virtual inspection. Thank you for your cooperation during this time.	Sold Price	\$445,000	Sold Date	30-Apr-20	Distance	0.06km
	205/15 Maude Street Cheltenham VIC 3192 2 2 2 <td>Sold Price</td> <td>\$510,000</td> <td>Sold Date</td> <td>05-Jun-20</td> <td>Distance</td> <td>0.27km</td>	Sold Price	\$510,000	Sold Date	05-Jun-20	Distance	0.27km
	213/15 Maude Street Cheltenham VIC 3192 2 2 1 <td>Sold Price</td> <td>\$475,000</td> <td>Sold Date</td> <td>19-Mar-20</td> <td>Distance</td> <td>0.27km</td>	Sold Price	\$475,000	Sold Date	19-Mar-20	Distance	0.27km

RS = Recent sale

UN = Undisclosed Sale

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