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	408/37-39 Station 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$624,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Jan 2020	to	31 Dec 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
323/8 Railway Road Cheltenham VIC 3192	$442,000	24-Nov-20
620/8 Railway Road Cheltenham VIC 3192	$440,000	23-Dec-20
502/6 Railway Road Cheltenham VIC 3192	$446,000	18-Dec-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: 21 January 2021

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323/8 Railway Road Cheltenham VIC 3192

2 1 1

Sold Price **$442,000** Sold Date **24-Nov-20**

Distance **0.11km**



620/8 Railway Road Cheltenham VIC 3192

2 1 1

Sold Price RS **$440,000** Sold Date **23-Dec-20**

Distance **0.11km**



502/6 Railway Road Cheltenham VIC 3192

2 1 1

Sold Price RS **$446,000** Sold Date **18-Dec-20**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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