

## 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

401/6 Railway Road Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2019

to

29 Feb 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

505/6 Railway Road Cheltenham VIC 3192	\$480,000	09-Oct-19
705/6 Railway Road Cheltenham VIC 3192	\$470,000	18-Mar-19
204/37-39 Station Road Cheltenham VIC 3192	\$460,000	08-Oct-19

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: 05 March 2020



**205/6 Railway Road Cheltenham VIC 3192**

2 2 1

Sold Price **\$480,000** Sold Date **09-Oct-19**

Distance -



**705/6 Railway Road Cheltenham VIC 3192**

2 2 1

Sold Price **\$470,000** Sold Date **18-Mar-19**

Distance -



**204/37-39 Station Road Cheltenham VIC 3192**

2 2 1

Sold Price **\$460,000** Sold Date **08-Oct-19**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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