

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

703/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$470,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2019 to 31/12/2019 Source REIV

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 six 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
1	505/6 Railway Rd CHELTENHAM 3192	\$480,000	09/10/2019
2	804/6 Railway Rd CHELTENHAM 3192	\$460,000	17/12/2019
3	708/2-6 Railway Rd CHELTENHAM 3192	\$460,000	24/10/2019

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 six months.~~

This Statement of Information was prepared on:

03/04/2020 09:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$460,000 - \$470,000
Median Unit Price
December quarter 2019: \$700,000

Comparable Properties

505/6 Railway Rd CHELTENHAM 3192 (VG) Agent Comments



Price: \$480,000
Method: Sale
Date: 09/10/2019
Property Type: Strata Unit/Flat

804/6 Railway Rd CHELTENHAM 3192 (VG) Agent Comments



Price: \$460,000
Method: Sale
Date: 17/12/2019
Property Type: Strata Unit/Flat

708/2-6 Railway Rd CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 24/10/2019
Rooms: 3
Property Type: Apartment