

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 608/2-6 Railway Road, Cheltenham, VIC 3192

Indicative selling price

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

Price Range

\$460,000

&

\$490,000

Median sale price

Median price

\$630,000

Property Type

Apartment

Suburb

Cheltenham (3192)

Period - From

01/03/2020

to

28/02/2021

Source

corelogic

Comparable property sales

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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
911/6 RAILWAY ROAD, CHELTENHAM VIC 3192	\$513,000	09/11/2020
611/1228 NEPEAN HIGHWAY, CHELTENHAM VIC 3192	\$500,000	22/09/2020
212/15 MAUDE STREET, CHELTENHAM VIC 3192	\$490,000	21/06/2020

This Statement of Information was prepared on: 10/03/2021