

## 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 914/2-6 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)

Range between \$440,000 & \$480,000

#### Median sale price

Median price \$663,850 House Unit X Suburb Cheltenham

Period - From 12/09/2018 to 11/09/2019 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	705/2-6 Railway Rd CHELTENHAM 3192	\$470,000	18/03/2019
2	806/2-6 Railway Rd CHELTENHAM 3192	\$468,000	24/04/2019
3	808/2-6 Railway Rd CHELTENHAM 3192	\$462,000	05/08/2019

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
12/09/2018 - 11/09/2019: \$663,850

## Comparable Properties

705/2-6 Railway Rd CHELTENHAM 3192 (VG) Agent Comments



**Price:** \$470,000  
**Method:** Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

806/2-6 Railway Rd CHELTENHAM 3192 (VG) Agent Comments



**Price:** \$468,000  
**Method:** Sale  
**Date:** 24/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



808/2-6 Railway Rd CHELTENHAM 3192 (REI) Agent Comments



**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 05/08/2019  
**Rooms:** 4  
**Property Type:** Apartment