buxton

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

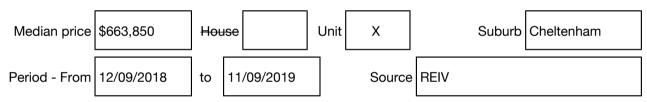
914/2-6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

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

Median sale price



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.

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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

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