

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

609/6 RAILWAY ROAD CHELTENHAM VIC 3192

Indicative selling price

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

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2021

to

30 Sep 2022

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

303/15 MAUDE STREET CHELTENHAM VIC 3192	\$619,500	02-Apr-22
119/286 HIGHETT ROAD HIGHETT VIC 3190	\$670,000	30-Apr-22
4/9 WHITMUIR ROAD BENTLEIGH VIC 3204	\$639,999	13-Feb-22

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: 08 October 2022



**303/15 MAUDE STREET
CHELTENHAM VIC 3192**

 3  2  1

Sold Price **\$619,500** Sold Date **02-Apr-22**

Distance **0.25km**



**119/286 HIGHETT ROAD HIGHETT
VIC 3190**

 3  2  1

Sold Price **\$670,000** Sold Date **30-Apr-22**

Distance **2.31km**



**4/9 WHITMUIR ROAD BENTLEIGH
VIC 3204**

 3  1  1

Sold Price **\$639,999** Sold Date **13-Feb-22**

Distance **6.1km**

RS = Recent sale UN = Undisclosed Sale

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