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

14 TALAB COURT CHELSEA HEIGHTS VIC 3196

Indicative selling price

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

Single Price	or range between	\$995,000	&	\$1,094,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$980,000	Prop	erty type	House		Suburb	Chelsea Heights
Period-from	01 Jun 2021	to	31 May 2	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.

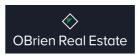
Address of comparable property	Price	Date of sale
46 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196	\$1,000,000	23-Feb-22
71 JABIRU DRIVE CHELSEA HEIGHTS VIC 3196	\$980,000	30-Apr-22
5 IRENE COURT CHELSEA VIC 3196	\$1,135,000	20-Jan-22

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: 15 June 2022





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46 CHELSEA PARK DRIVE **CHELSEA HEIGHTS VIC 3196**

⇔ 4

Sold Price

\$1,000,000 Sold Date **23-Feb-22**

Distance

0.35km



71 JABIRU DRIVE CHELSEA **HEIGHTS VIC 3196**

₾ 1 **=** 3 \$ 2 Sold Price

*\$980,000 Sold Date 30-Apr-22

Distance 0.22km



5 IRENE COURT CHELSEA VIC 3196 Sold Price

\$1,135,000 Sold Date 20-Jan-22

Distance

1.46km

= 4 ⇔ 2

RS = Recent sale

UN = Undisclosed Sale

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