

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 5 Kestrel Close Chelsea Heights VIC 3196

Indicative selling price

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

Single price \$*785,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$766,000 *House x *Unit Suburb Chelsea heights

Period - From Jul 2017 to Jun 2018 Source Core Logic

Comparable property sales

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
18 Lysander Court Chelsea Heights	\$781,000	06-Mar-18
62 Fifth Avenue Chelsea Heights	\$778,000	06-Mar-18
38 Second Avenue Chelsea Heights	\$806,500	16-Jun-18