

# **STATEMENT OF INFORMATION**

12 ZEUS COURT, CHELSEA HEIGHTS, VIC 3196

PREPARED BY STOCKDALE & LEGGO - CENTRAL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



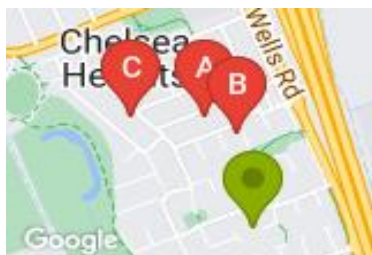
12 ZEUS COURT, CHELSEA HEIGHTS, VIC  3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$860,000 to \$920,000**

## MEDIAN SALE PRICE



CHELSEA HEIGHTS, VIC, 3196

Suburb Median Sale Price (House)

**\$894,500**

01 October 2022 to 30 September 2023

Provided by: 

## COMPARABLE PROPERTIES

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.



8 KENNEDY AVE, CHELSEA HEIGHTS, VIC 3196  3  1  2

Sale Price

**\*\$740,000**

Sale Date: 21/10/2023

Distance from Property: 424m



41 SECCULL DR, CHELSEA HEIGHTS, VIC 3196  3  1  2

Sale Price

**\*\$925,000**

Sale Date: 11/09/2023

Distance from Property: 338m



40 CHELSEA PARK DR, CHELSEA HEIGHTS, VIC  3  1  4

Sale Price

**\$1,000,000**

Sale Date: 08/08/2023

Distance from Property: 560m



This report has been compiled on 26/11/2023 by Stockdale & Leggo - Central. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

12 ZEUS COURT, CHELSEA HEIGHTS, VIC 3196

### Indicative selling price

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Price Range: \$860,000 to \$920,000

### Median sale price

Median price

\$894,500

Property type

House

Suburb

CHELSEA HEIGHTS

Period

01 October 2022 to 30 September 2023

Source



### Comparable property sales

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

8 KENNEDY AVE, CHELSEA HEIGHTS, VIC 3196	*\$740,000	21/10/2023
41 SECCULL DR, CHELSEA HEIGHTS, VIC 3196	*\$925,000	11/09/2023
40 CHELSEA PARK DR, CHELSEA HEIGHTS, VIC 3196	\$1,000,000	08/08/2023

This Statement of Information was prepared on:

26/11/2023