

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 10/354 Nepean Highway, CHELSEA

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 \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$493,250 *House *Unit X Suburb CHELSEA

Period - From Jan 17 to Jul 17 Source Realestate.com.au

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. 5/11 Bath Street, CHELSEA	\$555,000	18/07/17
2. 6/1 Golden Avenue, CHELSEA	\$570,000	03/06/17
3. 8/8 Maury Road, CHELSEA	\$600,000	27/03/17

