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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

53 Arnold Drive Chelsea VIC 3196

 2  1  1

## Indicative Selling Price

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

Range between \$550,000 & \$590,000

## Median Sale Price

\$870,000 Houses in Chelsea between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**14 Arnold Drive Chelsea VIC 3196**

Sold Price

**\$557,000**

Sold Date

**21-Jan-19**

 2  1  1

Distance

**0.08km**



**8 Stayner Street Chelsea VIC 3196**

Sold Price

**\$575,000**

Sold Date

**12-Dec-18**

 2  1  1

Distance

**0.57km**



**4/25 Swanpool Avenue Chelsea VIC 3196**

Sold Price

**\$570,000**

Sold Date

**22-Dec-18**

 2  1  1

Distance

**0.85km**

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