

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

24 Third Avenue 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

*House

X

*Unit

Suburb

Chelsea Heights

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

34 Third Avenue Chelsea Heights VIC 3196	\$745,500	09-Dec-17
19 First Avenue Chelsea Heights VIC 3196	\$750,000	13-Oct-18
15 Jabiru Drive Chelsea Heights VIC 3196	\$751,000	17-Jan-18

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 six months.~~

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**34 Third Avenue Chelsea Heights
VIC 3196**
 3  1  1

Sold Price

\$745,500

Sold Date

09-Dec-17

Distance

0.08km

**19 First Avenue Chelsea Heights
VIC 3196**
 3  1  1

Sold Price

\$750,000

Sold Date

13-Oct-18

Distance

0.13km

**15 Jabiru Drive Chelsea Heights VIC
3196**
 3  1  1

Sold Price

\$751,000

Sold Date

17-Jan-18

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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