

## 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 2/14 Newington Parade Chelsea VIC 3196

### Indicative selling price

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

Single price \$\* or range between \$1,050,000 & \$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$916,500 \*House x \*Unit Suburb Chelsea

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
3A Wellwood Road Bonbeach	\$1,200,000	16-Apr-18
6A Berry Avenue Edithvale	\$1,185,000	17-Mar-18
32A Berry Avenue Edithvale	\$1,157,000	03-Mar-18