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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**14/227 Thames Promenade, Chelsea Heights, VIC 3196**

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### INDICATIVE SELLING PRICE

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

**Single Price \$679,000**

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### MEDIAN SALE PRICE

**Median price \$751,000 | House | Chelsea Heights (3196)**

**Period - From 20 August 2017 to 20 August 2018 | Source - [www.realestate.com.au](http://www.realestate.com.au)**

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### 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
<b>1/18 THIRD AVENUE, CHELSEA HEIGHTS VIC 3196</b>	<b>\$605,000</b>	<b>24/03/2018</b>
<b>47 SECCULL DRIVE, CHELSEA HEIGHTS VIC 3196</b>	<b>\$595,000</b>	<b>14/07/2018</b>
<b>3/223 THAMES PROMENADE, CHELSEA HEIGHTS VIC 3196</b>	<b>\$705,000</b>	<b>11/08/2018</b>