

## 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

3/21 Stayner Street, Chelsea

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$599,000

\*House

\*Unit

x

Suburb

Chelsea

Period - From

August 2017

to

July 2018

Source

Core Logic

### 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
2/9 Sherwood Avenue, Chelsea	\$605,000	16/08/18
3/21 Woodbine Grove, Chelsea	\$530,000	07/08/18
34 Stayner Street, Chelsea	\$550,000	12/04/18

OR