

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/11 Third Avenue,  
CHELSEA HEIGHTS 3196**

### Indicative selling price

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

**Range \$720,000 - \$780,000**

### Median sale price

Median **House** for **CHELSEA HEIGHTS** for period **Apr 2018 - Jun 2018**

Sourced from **REIV**.

**\$806,500**

### 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 the most comparable to the property for sale.

**5 Kestrel Close,**  
CHELSEA HEIGHTS 3196

**Price \$785,000** Sold 30  
August 2018

**26 Banjo Court,**  
BONBEACH 3196

**Price \$757,000** Sold 02 June  
2018

**46/61 Hughes Avenue,**  
EDITHVALE 3196

**Price \$731,000** Sold 19 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

2 baths

2 parking

#### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

#### Contact agents



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**RayWhite.**