

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

29 Talab Court Chelsea Heights VIC 3196

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,650

Property type

House

Suburb

Chelsea Heights

Period-from

01 Feb 2021

to

31 Jan 2022

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 6 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

1 Stephanie Court Patterson Lakes VIC 3197	\$1,170,000	11-Dec-21
31 Governor Arthur Drive Patterson Lakes VIC 3197	\$1,250,000	20-Oct-21
24 Oceanic Drive Patterson Lakes VIC 3197	\$1,261,000	09-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 25 February 2022



## 1 Stephanie Court Patterson Lakes VIC 3197

Sold Price

**\$1,170,000**

Sold Date

**11-Dec-21**

4 2 2

Distance

**0.89km**



## 31 Governor Arthur Drive Patterson Lakes VIC 3197

Sold Price

**\$1,250,000**

Sold Date

**20-Oct-21**

4 2 2

Distance

**0.57km**



## 24 Oceanic Drive Patterson Lakes VIC 3197

Sold Price

<sup>RS</sup> **\$1,261,000**

Sold Date

**09-Dec-21**

4 2 2

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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