Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,075,000 & \$1,125,000	Range between	\$1,075,000	&	\$1,125,000
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Median sale price

Median price \$679,500	Pro	operty Type Uni	it	Suburb	Chelsea
Period - From 01/04/2019	to	30/06/2019	Sou	ırce REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	39b Camp St CHELSEA 3196	\$1,195,000	11/05/2019
2	1/475 Nepean Hwy CHELSEA 3196	\$1,160,000	03/07/2019
3			

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 six months.

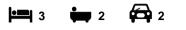
This Statement of Information was prepared on:	19/09/2019 14:39



Date of sale







Rooms: 7

Property Type: Townhouse

Agent Comments

Brand New

Indicative Selling Price \$1,075,000 - \$1,125,000 **Median Unit Price** June quarter 2019: \$679,500

Comparable Properties



39b Camp St CHELSEA 3196 (VG)

Price: \$1,195,000 Method: Sale Date: 11/05/2019

Property Type: House (Res) Land Size: 206 sqm approx Agent Comments



1/475 Nepean Hwy CHELSEA 3196 (VG)

--3

Price: \$1,160,000 Method: Sale Date: 03/07/2019

Property Type: Strata Unit/Flat

Agent Comments

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 six months.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



