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

43 Fifth Avenue Chelsea Heights VIC 3196

Indicative selling price

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

Single Price or range between \$795,000 & \$865,000	Single Price			\$795,000	&	\$865,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$790,000	Prop	erty type	e House		Suburb	Chelsea Heights
Period-from	01 Nov 2019	to	31 Oct 2	2020	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.

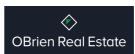
Address of comparable property	Price	Date of sale
3 Amron Street Chelsea Heights VIC 3196	\$866,000	07-Nov-20
13 First Avenue Chelsea Heights VIC 3196	-	25-Aug-20
21 Enterprize Avenue Chelsea Heights VIC 3196	\$865,000	16-Nov-20

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: 19 November 2020





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3 Amron Street Chelsea Heights VIC 3196

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Sold Price

RS \$866,000 Sold Date **07-Nov-20**

Distance

0.25km



13 First Avenue Chelsea Heights VIC Sold Price 3196

RS UN

Sold Date 25-Aug-20

Distance

0.49km



21 Enterprize Avenue Chelsea Heights VIC 3196

Sold Price

RS \$865,000 Sold Date 16-Nov-20

Distance

0.9km

₽ 2

RS = Recent sale

UN = Undisclosed Sale

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