## hockingstuart

**Brad Cann** 03 9772 7222 0438 833 354 bcann@hockingstuart.com.au

> **Indicative Selling Price** \$1,235,000 **Median House Price**

March quarter 2017: \$1,025,000



**Agent Comments** 



### Comparable Properties



Property Type: House

Price: \$1,200,000 Method: Private Sale Date: 03/05/2017

Rooms: 4



Price: \$1,035,000 Method: Sold Before Auction

Date: 17/02/2017 Rooms: 6

Property Type: House (Res) Land Size: 250 sqm approx

1/560 Nepean Hwy BONBEACH 3196 (REI)

Price: \$980,000

Method: Private Sale Date: 24/02/2017 Rooms: 4

Property Type: House

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501





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**Agent Comments** 

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#### 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	10 Dennington La, Chelsea Vic 3196
Including suburb and	
postcode	

#### Indicative selling price

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

Single Price \$1,235,000

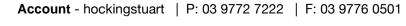
#### Median sale price

Median price \$1,0	025,000 H	ouse	Х		Suburb Ch	nelsea	
Period - From 01/0	01/2017 to	31/03/20	)17		Source	REIV	

#### Comparable property sales

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	
2/14 Avondale Av CHELSEA 3196	\$1,200,000	03/05/2017	
569 Nepean Hwy BONBEACH 3196	\$1,035,000	17/02/2017	
1/560 Nepean Hwy BONBEACH 3196	\$980,000	24/02/2017	







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