



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/14 Avondale Av CHELSEA 3196 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 03/05/2017

Rooms: 4

Property Type: House



569 Nepean Hwy BONBEACH 3196 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 24/02/2017

Rooms: 4

Property Type: House

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

10 Dennington La, Chelsea Vic 3196

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

\$1,025,000

House

X

Suburb Chelsea

Period - From

01/01/2017

to

31/03/2017

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