

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb
and postcode

6 Sutton Street Chelsea Heights VIC 3196

Indicative selling price

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

Single price

\$*

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$766,000

*House

x

*Unit

Suburb

Chelsea heights

Period - From

Aug 2017

to

Jul 2018

Source

Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
7 Brolga Avenue Chelsea Heights	\$770,000	17-Apr-18
14 Kennedy Avenue Chelsea	\$737,000	25-Feb-18
13 First Avenue Chelsea Heights	\$753,000	30-Jun-18