

# 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

1/30 Fourth Avenue, Chelsea Heights Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$745,750 Property Type Unit Suburb Chelsea Heights

Period - From 01/07/2023 to 30/06/2024 Source 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 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
1	22 Stayner St CHELSEA 3196	\$710,000	19/07/2024
2	8/97 Broadway BONBEACH 3196	\$690,000	08/07/2024
3	29/97 Broadway BONBEACH 3196	\$685,000	29/06/2024

**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:

06/08/2024 10:26



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

Year ending June 2024: \$745,750

## Comparable Properties



**22 Stayner St CHELSEA 3196 (REI)**

**Agent Comments**

3 1 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Villa



**8/97 Broadway BONBEACH 3196 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** Townhouse (Single)

**Land Size:** 207 sqm approx



**29/97 Broadway BONBEACH 3196 (REI)**

**Agent Comments**

3 1 1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 29/06/2024

**Property Type:** Townhouse (Res)