

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/13 Third Avenue,  
CHELSEA HEIGHTS 3196**

### Indicative selling price

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

**Range \$530,000 - \$570,000**

### Median sale price

Median **Unit** for **CHELSEA HEIGHTS** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$602,500**

### Comparable property sales

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 the most comparable to the property for sale.

**2/13 GRUCHY AVENUE,  
CHELSEA HEIGHTS 3196**

**Price \$555,000** Sold 15 June 2019

**4/6 SEVENTH AVENUE,  
CHELSEA HEIGHTS 3196**

**Price \$620,000** Sold 18 March 2019

**2/14 FOURTH AVENUE,  
CHELSEA HEIGHTS 3196**

**Price \$570,000** Sold 01 June 2019

This Statement of Information was prepared on 18th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



3 beds



1 bath



1 parking

### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



**Wendy Smith**  
Ray White

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