

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

18 Lysander Court, Chelsea Heights

Indicative selling price

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

Single price

\$

or range between

\$740,000

&

\$790,000

Median sale price

Median price

\$720,000

*House

X

*Unit

Suburb

Chelsea Heights

Period - From

Feb 2017

to

Jan 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
1. 72 Hughes Avenue, Chelsea	\$780,000	01 NOV 2017
2. 62 Third Avenue, Chelsea Heights	\$778,000	19 JAN 2018
3. 34 Third avenue, Chelsea Heights	\$745,500	09 DEC 2017



OBrien Real Estate