

Darren King 1300 749 499 0418369868 dk@snInrealestate.com.au

### 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		64 Chelsea Park Drive, Chelsea Heights Vic 3196								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$680,		000		&	\$720,000					
Median sale price										
Median price	\$860,00	00	Hou	se X	Unit			Suburb	Chelsea Heights	
Period - From	01/07/2	018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	26 Gruchy Av CHELSEA HEIGHTS 3196	\$725,000	13/09/2018
2	71 Jabiru Dr CHELSEA HEIGHTS 3196	\$715,000	06/10/2018
3	86 Embankment Gr CHELSEA 3196	\$695,000	18/08/2018

#### 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.

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**Indicative Selling Price** \$680,000 - \$720,000 **Median House Price** September quarter 2018: \$860,000



Rooms:

Property Type: House Land Size: 528 sqm approx

**Agent Comments** 

## Comparable Properties



26 Gruchy Av CHELSEA HEIGHTS 3196 (VG)





Price: \$725,000 Method: Sale Date: 13/09/2018

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx



71 Jabiru Dr CHELSEA HEIGHTS 3196 (REI/VG)







Price: \$715.000 Method: Auction Sale Date: 06/10/2018

Rooms: 4

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 



86 Embankment Gr CHELSEA 3196 (REI/VG)

**=**3







Price: \$695,000 Method: Auction Sale Date: 18/08/2018 Rooms: 4

Property Type: House (Res) Land Size: 535 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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