

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$860,000 House X Unit Suburb Chelsea Heights

Period - From 01/07/2018 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.

	Address 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.

64 Chelsea Park Drive, Chelsea Heights Vic 3196



Darren King  
1300 749 499  
0418369868

dk@snlnrealestate.com.au

**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

September quarter 2018: \$860,000



3 1 3

**Rooms:**

**Property Type:** House

**Land Size:** 528 sqm approx

**Agent Comments**

## Comparable Properties



26 Gruchy Av CHELSEA HEIGHTS 3196 (VG)

**Agent Comments**

4 - -

**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)

**Agent Comments**

3 1 2

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



86 Embankment Gr CHELSEA 3196 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 535 sqm approx