

# 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 14 AQUILLA COURT, 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: \$1,049,000 & \$1,149,000

### Median sale price

Median price \$1,125,000 Property type House Suburb CHELSEA HEIGHTS VIC 3196

Period - From 06/04/2021 to 06/04/2022 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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. 22 Armistan Crescent, Chelsea Heights Vic 3196	\$1,075,000	26/10/2021
2. 11 Platina Place, Chelsea Heights Vic 3196	\$1,125,000	18/10/2021
3. 27 Amron Street, Chelsea Heights Vic 3196	\$1,125,000	17/10/2021

This Statement of Information was prepared on: 14/04/2022