

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	1a Black Street, Chelsea Vic 3196
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Indicative selling price

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

Range between	\$1,085,000	&	\$1,110,000
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Median sale price

Median price	\$916,500	House	X	Unit		Suburb	Chelsea
Period - From	01/07/2017	to	30/06/2018	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	6a Berry Av EDITHVALE 3196	\$1,185,000	17/03/2018
2	9b Crown Rd BONBEACH 3196	\$1,140,000	23/06/2018
3	60 Berry Av EDITHVALE 3196	\$1,050,000	16/04/2018

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.



4 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,085,000 - \$1,110,000
Median House Price
Year ending June 2018: \$916,500

Comparable Properties



6a Berry Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 3 1

Price: \$1,185,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 378 sqm approx



9b Crown Rd BONBEACH 3196 (REI)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)



60 Berry Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 16/04/2018
Rooms: -
Property Type: Townhouse (Res)