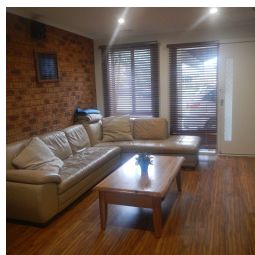


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/10 ROCHE COURT, CHELSEA HEIGHTS,  **3**  **1**  **2**

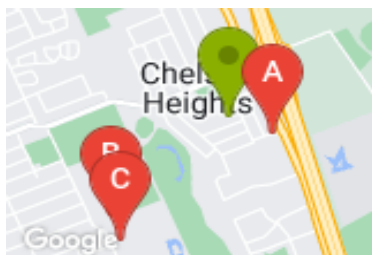
Indicative Selling Price

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

Price Range: **\$700,000 to \$750,000**

Provided by: Luke Lawlor, Biggin & Scott Seaford

MEDIAN SALE PRICE



CHELSEA HEIGHTS, VIC, 3196

Suburb Median Sale Price (Unit)

\$726,000

01 April 2021 to 31 March 2022

Provided by: 

COMPARABLE PROPERTIES

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.



3 LYNNE ST, CHELSEA HEIGHTS, VIC 3196

 **3**  **1**  **1**

Sale Price

\$775,000

Sale Date: 04/10/2021

Distance from Property: 298m



4 BANKSIA CRT, CHELSEA, VIC 3196

 **2**  **1**  **1**

Sale Price

\$758,754

Sale Date: 28/11/2021

Distance from Property: 1.1km



12/97 BROADWAY, BONBEACH, VIC 3196

 **3**  **1**  **1**

Sale Price

***\$700,000**

Sale Date: 16/03/2022

Distance from Property: 1.1km



This report has been compiled on 12/05/2022 by Biggin & Scott Seaford. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2/10 ROCHE COURT, CHELSEA HEIGHTS, VIC 3196

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$726,000

Property type

Unit

Suburb

CHELSEA HEIGHTS

Period

01 April 2021 to 31 March 2022

Source

 pricefinder

Comparable property sales

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

3 LYNNE ST, CHELSEA HEIGHTS, VIC 3196	\$775,000	04/10/2021
4 BANKSIA CRT, CHELSEA, VIC 3196	\$758,754	28/11/2021
12/97 BROADWAY, BONBEACH, VIC 3196	*\$700,000	16/03/2022

This Statement of Information was prepared

12/05/2022