

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

8 GERALD COURT CHELSEA HEIGHTS VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

34 THIRD AVENUE CHELSEA HEIGHTS VIC 3196

\$870,000

05-Oct-24

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 6 months.

This Statement of Information was prepared on: 30 October 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au

**34 THIRD AVENUE CHELSEA
HEIGHTS VIC 3196** 3  1  2

Sold Price

^{RS}**\$870,000**

Sold Date

05-Oct-24

Distance

0.44km**RS** = Recent sale**UN** = Undisclosed Sale

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