

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Endeavour Drive 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

*House

X

*Unit

Suburb

Chelsea Heights

Period-from

01 Aug 2018

to

31 Jul 2019

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

4 Seccull Drive Chelsea Heights VIC 3196	\$778,000	02-Aug-19
24 Seccull Drive Chelsea Heights VIC 3196	\$740,000	16-Jan-19
3 Olive Court Chelsea Heights VIC 3196	\$755,000	17-May-19

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.~~

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4 Seccull Drive Chelsea Heights VIC 3196

Sold Price

RS

\$778,000

Sold Date **02-Aug-19**

4 2 2

Distance **0.96km**



24 Seccull Drive Chelsea Heights VIC 3196

Sold Price

\$740,000

Sold Date **16-Jan-19**

3 1 2

Distance **0.99km**



3 Olive Court Chelsea Heights VIC 3196

Sold Price

\$755,000

Sold Date **17-May-19**

3 1 3

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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