

Vince Mirabella P 97727077

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Source

Corelogic

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Period-from

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		

#### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2018

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	

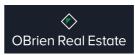
31 Jul 2019

#### 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 Sold Price

\*\* **\$778,000** Sold Date **02-Aug-19** 

Distance

0.96km



24 Seccull Drive Chelsea Heights VIC 3196

Sold Price

**\$740,000** Sold Date

16-Jan-19

二 3

Distance

0.99km



**3 Olive Court Chelsea Heights VIC** 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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