

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

68 Fourth Avenue, Chelsea Heights Vic 3196

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$682,944

House

X

Suburb

Chelsea Heights

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
76 Ella Gr CHELSEA 3196	\$750,000	04/03/2017
14 Teresa Ct CHELSEA HEIGHTS 3196	\$685,000	23/02/2017
9 Armistan Cr CHELSEA HEIGHTS 3196	\$676,000	04/03/2017