

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

137 Amaroo 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Sep 2020

to

31 Aug 2021

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

8 Enmore Court Chelsea Heights VIC 3196	\$950,000	13-Mar-21
13 Clarood Crescent Chelsea Heights VIC 3196	\$942,500	12-Apr-21
10 Trawalla Street Aspendale Gardens VIC 3195	\$921,000	04-Mar-21

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: 03 September 2021



OBrien Real Estate

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**8 Enmore Court Chelsea Heights
VIC 3196**

3 2 2

Sold Price

\$950,000

Sold Date

13-Mar-21

Distance

0.25km



**13 Clarood Crescent Chelsea
Heights VIC 3196**

3 2 2

Sold Price

\$942,500

Sold Date

12-Apr-21

Distance

0.45km



**10 Trawalla Street Aspendale
Gardens VIC 3195**

3 2 2

Sold Price

\$921,000

Sold Date

04-Mar-21

Distance

3.13km

RS = Recent sale

UN = Undisclosed Sale

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