

## 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

6 Fourth Avenue Chelsea Heights VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$826,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Jun 2020

to

31 May 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

2 Third Avenue Chelsea Heights VIC 3196	\$830,000	09-Feb-21
29 Mulkarra Drive Chelsea VIC 3196	\$855,000	25-Feb-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: 22 June 2021



**2 Third Avenue Chelsea Heights VIC 3196**

**Sold Price \$830,000 Sold Date 09-Feb-21**

 3  1  2

Distance **0.1km**



**29 Mulkarra Drive Chelsea VIC 3196**

**Sold Price \$855,000 Sold Date 25-Feb-21**

 3  1  2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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