

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

39 Second Avenue 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$734,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Dec 2018

to

30 Nov 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

33 Catherine Avenue Chelsea VIC 3196	\$1,160,000	25-Oct-18
7 Haig Avenue Edithvale VIC 3196	\$1,200,000	13-Aug-19
60 Wetland Drive Patterson Lakes VIC 3197	\$1,230,000	12-Oct-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.~~

This Statement of Information was prepared on: 10 December 2019



O'Brien Real Estate

O'Brien Real Estate Chelsea

P 03 9772 7077

M 03 9772 7077

E chelsea@obrienrealestate.com.au



33 Catherine Avenue Chelsea VIC 3196

Sold Price

\$1,160,000

Sold Date

25-Oct-18

4 3 2

Distance

1.49km



7 Haig Avenue Edithvale VIC 3196

Sold Price

\$1,200,000

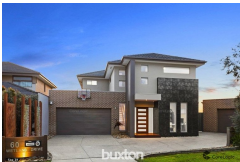
Sold Date

13-Aug-19

3 2 3

Distance

1.64km



60 Wetland Drive Patterson Lakes VIC 3197

Sold Price

^{RS} **\$1,230,000**

Sold Date

12-Oct-19

4 2 3

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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