

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

24 SUTTON STREET 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Aug 2023

to

31 Jul 2024

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

19 DUNSCOMBE PLACE CHELSEA HEIGHTS VIC 3196	\$950,000	04-Jul-24
72 GLENOLA ROAD CHELSEA VIC 3196	\$1,000,000	11-Mar-24
10 KANGAROO ROAD CHELSEA VIC 3196	\$1,020,000	18-Jun-24

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: 31 August 2024

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19 DUNSCOMBE PLACE CHELSEA HEIGHTS VIC 3196

Sold Price

^{RS}

\$950,000

Sold Date

04-Jul-24



3



2



1

Distance

1.19km



72 GLENOLA ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$1,000,000

Sold Date

11-Mar-24



2



1



2

Distance

1.34km



10 KANGAROO ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$1,020,000

Sold Date

18-Jun-24



3



1



2

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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