

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

7 Dryad Court, Chelsea Heights Vic 3196

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$836,245

House

X

Unit

Suburb

Chelsea Heights

Period - From 01/10/2017

to

31/12/2017

Source REIV

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 six 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
1	7 Snipe Cl CHELSEA HEIGHTS 3196	\$941,000	12/01/2018
2	1 Mulkarra Dr CHELSEA 3196	\$940,000	29/11/2017
3	16 Linton Cl CHELSEA HEIGHTS 3196	\$940,000	01/03/2018

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 six months.~~

7 Dryad Court, Chelsea Heights Vic 3196

LITTLE
REAL ESTATE

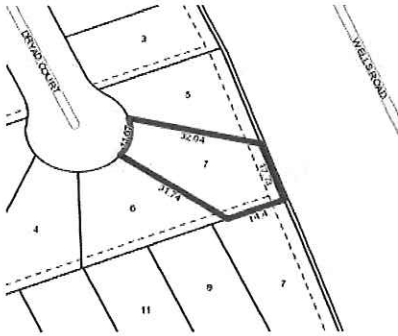
Eric Lim
03 9514 8852
0420 388 839
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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

December quarter 2017: \$836,245



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



7 Snipe CI CHELSEA HEIGHTS 3196 (VG)

Agent Comments

5 -

Price: \$941,000

Method: Sale

Date: 12/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 739 sqm approx



1 Mulkarra Dr CHELSEA 3196 (REI/VG)

Agent Comments

5 3 2

Price: \$940,000

Method: Private Sale

Date: 29/11/2017

Rooms: 8

Property Type: House

Land Size: 530 sqm approx



16 Linton CI CHELSEA HEIGHTS 3196 (REI)

Agent Comments

5 3 2

Price: \$940,000

Method: Auction Sale

Date: 01/03/2018

Rooms: 8

Property Type: House