

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

16 Fifth 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Feb 2020

to

31 Jan 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

39 Arnold Drive Chelsea VIC 3196	\$755,000	04-Dec-20
30 Baxter Avenue Chelsea VIC 3196	\$770,000	27-Oct-20
31 Swan Walk Chelsea VIC 3196	\$800,000	19-Dec-20

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: 07 February 2021

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39 Arnold Drive Chelsea VIC 3196

Sold Price

\$755,000

Sold Date **04-Dec-20**

 3

 1

 2

Distance

0.81km



30 Baxter Avenue Chelsea VIC 3196

Sold Price

\$770,000

Sold Date **27-Oct-20**

 3

 2

 3

Distance

1.22km



31 Swan Walk Chelsea VIC 3196

Sold Price

^{RS}**\$800,000**^{UN}

Sold Date **19-Dec-20**

 3

 1

 2

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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