

Shane O'Sughrue sosughrue@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	е
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Address	26 Fielding Drive, Chelsea Heights Vic 3196
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000
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#### Median sale price

Median price	\$744,500	Hou	se	Х	Unit			Suburb	Chelsea Heights
Period - From	01/04/2017	to	30/0	06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Mallard Ct CHELSEA HEIGHTS 3196	\$775,000	13/04/2017
2	21 Talab Ct CHELSEA HEIGHTS 3196	\$760,000	15/07/2017
3	22 Kennedy Av CHELSEA HEIGHTS 3196	\$757,000	24/05/2017

#### 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.

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1 20 1/2 1/24 22 22 1/24 1/24 22 7 1/24 27 1/2



Rooms:

Property Type: Land Land Size: 566 sqm approx

**Agent Comments** 

Indicative Selling Price \$750,000 - \$825,000 Median House Price June quarter 2017: \$744,500

### Comparable Properties



4 Mallard Ct CHELSEA HEIGHTS 3196 (REI/VG)

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**2** 

**Price:** \$775,000 **Method:** Private Sale **Date:** 13/04/2017

Rooms: 4

**Property Type:** House **Land Size:** 617 sqm approx

Agent Comments



21 Talab Ct CHELSEA HEIGHTS 3196 (REI)

3





**2** 

**Price:** \$760,000 **Method:** Auction Sale **Date:** 15/07/2017

Rooms: 4

**Property Type:** House (Res) **Land Size:** 559 sqm approx

**Agent Comments** 



22 Kennedy Av CHELSEA HEIGHTS 3196 (REI) Agent Comments



**(2**)

Price: \$757,000 Method: Private Sale Date: 24/05/2017

Rooms: 5

Property Type: House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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