

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

26 Fielding Drive, Chelsea Heights Vic 3196

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$744,500

House

X

Unit

Suburb

Chelsea Heights

Period - From

01/04/2017

to

30/06/2017

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.

	Address 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.



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)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 13/04/2017
Rooms: 4
Property Type: House
Land Size: 617 sqm approx



21 Talab Ct CHELSEA HEIGHTS 3196 (REI)

Agent Comments

3 1 2

Price: \$760,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 559 sqm approx



22 Kennedy Av CHELSEA HEIGHTS 3196 (REI) **Agent Comments**

4 2 2

Price: \$757,000
Method: Private Sale
Date: 24/05/2017
Rooms: 5
Property Type: House