

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 58A Fourth Avenue, Chelsea Heights, VIC 3196

Indicative selling price

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

Price Range

\$669,000

&

\$719,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Chelsea Heights (3196)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

Comparable property sales

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
3/2 SEVENTH AVENUE, CHELSEA HEIGHTS VIC 3196	\$699,500	23/06/2022
1/41 ARGYLE AVENUE, CHELSEA VIC 3196	\$627,000	12/05/2022
2/21 THIRD AVENUE, CHELSEA HEIGHTS VIC 3196	\$650,000	05/05/2022

This Statement of Information was prepared on: 18/07/2022