



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**25 Talab Court,  
CHELSEA HEIGHTS 3196**

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$780,000 - \$840,000**

### Median sale price

Median **House** for **CHELSEA HEIGHTS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$720,000**

### Comparable property sales

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 the most comparable to the property for sale.

**11 Lady Barlow Court,**  
Patterson Lakes 3197

**Price \$875,000** Sold 30  
October 2017

**21 Talab Court,**  
Chelsea Heights 3196

**Price \$760,000** Sold 15 July  
2017

**26 Fielding Drive,**  
Chelsea Heights 3196

**Price \$890,000** Sold 23  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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**RayWhite**

