



3 - 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 550

Agent Comments

Indicative Selling Price
\$660,000 - \$725,000 **Median House Price**
March quarter 2017: \$698,000

Comparable Properties



24 First Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments

3 1 2

Price: \$720,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 5

Property Type: House (Res)

Land Size:



9 Armistan Cr CHELSEA HEIGHTS 3196 (REI)

Agent Comments

3 2 -

Price: \$676,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 545 sqm



14 Teresa Ct CHELSEA HEIGHTS 3196 (VG)

Agent Comments

3 - -

Price: \$685,000

Method: Sale

Date: 23/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm

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

10 Jabiru Drive, Chelsea Heights Vic 3196

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$660,000 & \$725,000

Median sale price

Median price \$698,000

House X

Suburb Chelsea Heights

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
24 First Av CHELSEA HEIGHTS 3196	\$720,000	04/03/2017
9 Armistan Cr CHELSEA HEIGHTS 3196	\$676,000	04/03/2017
14 Teresa Ct CHELSEA HEIGHTS 3196	\$685,000	23/02/2017