

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Dotterel Court Chelsea Heights VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,500

*House

X

*Unit

Suburb

Chelsea Heights

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 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

107 Thames Promenade Chelsea VIC 3196	\$675,500	26-Feb-19
9 Gerald Court Chelsea Heights VIC 3196	\$675,000	22-Jun-19
1A Helmich Court Aspendale Gardens VIC 3195	\$660,500	15-Apr-19

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 6 months.~~

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107 Thames Promenade Chelsea VIC 3196

 3  1  2

Sold Price

\$675,500

Sold Date

26-Feb-19

Distance

1.88km



9 Gerald Court Chelsea Heights VIC 3196

 3  1  2

Sold Price

\$675,000

Sold Date

22-Jun-19

Distance

1.88km



1A Helmich Court Aspendale Gardens VIC 3195

 3  1  2

Sold Price

\$660,500^{UN}

Sold Date

15-Apr-19

Distance

1.88km



83 Montrose Avenue Edithvale VIC 3196

 3  1  1

Sold Price

\$768,000

Sold Date

09-Apr-19

Distance

1.38km



106 Berry Avenue Edithvale VIC 3196

 3  1  2

Sold Price

\$620,000

Sold Date

18-Apr-19

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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