

Claude Makdesi

M 0405 342 244

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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	3 Kingston Court Chelsea VIC 3196								
Indicative selling price For the meaning of this price	e see consumer.vic	.gov.au/	/underquoting (*Delete s	single price	or range a	as applicable)		
Single Price			or range between	\$50	0,000	&	\$550,000		
Median sale price (*Delete house or unit as ap	plicable)								
Median Price	\$795,000	*Hou	use X	*Unit		Suburb	Chelsea		
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.

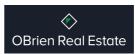
Address of comparable property	Price	Date of sale	
44 Jacksons Road Chelsea VIC 3196	\$530,000	06-Feb-19	
14 Arnold Drive Chelsea VIC 3196	\$557,000	28-Dec-18	
53 Arnold Drive Chelsea VIC 3196	\$590,000	28-Feb-19	

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were В* sold within two kilometres of the property for sale in the last 6 months.

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44 Jacksons Road Chelsea VIC 3196 Sold Price

\$530,000 Sold Date 06-Feb-19

Distance

0.15km



14 Arnold Drive Chelsea VIC 3196

 \Box 1

₾ 1

= 2

= 2

二 2

Sold Price

\$557,000 Sold Date 28-Dec-18

Distance

0.12km



53 Arnold Drive Chelsea VIC 3196

\$1

Sold Price

\$590,000 Sold Date 28-Feb-19

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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