

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

20B Scotch Parade, Chelsea

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 \$850,000 & \$910,000

Median sale price

Median price \$743,250 Property type Town house Suburb Chelsea

Period - From 01 Oct 2018 to 01 Sept 2019 Source CoreLogic

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
8 Platina Place, Chelsea Heights	\$915,000	10 Sept 19
8B Elsie Grove, Chelsea	\$885,000	15 June 19

This Statement of Information was prepared on: 30th October 2019