

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

3/2 SEVENTH AVENUE 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

\$699,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Jun 2021

to

31 May 2022

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

12/97 BROADWAY BONBEACH VIC 3196	\$700,000	16-Mar-22
8/11 BROADWAY BONBEACH VIC 3196	\$700,000	06-May-22
36A WALKERS ROAD CARRUM VIC 3197	\$750,000	13-Dec-21

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.~~

This Statement of Information was prepared on: 18 June 2022



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12/97 BROADWAY BONBEACH VIC Sold Price **\$700,000** Sold Date **16-Mar-22**

3 1 1

Distance -



8/11 BROADWAY BONBEACH VIC Sold Price Sold Date **06-May-22**

3 1 1

Distance -



36A WALKERS ROAD CARRUM VIC Sold Price **\$750,000** Sold Date **13-Dec-21**

3 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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