

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

39 SUTTON STREET 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Mar 2022

to

28 Feb 2023

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

3 GEORGIANA CLOSE CHELSEA HEIGHTS VIC 3196	\$897,000	07-Dec-22
94 HUGHES AVENUE CHELSEA VIC 3196	\$962,000	12-Oct-22
49 ENTERPRIZE AVENUE CHELSEA HEIGHTS VIC 3196	\$900,000	11-Feb-23

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: 20 March 2023



OBrien Real Estate

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3 GEORGIANA CLOSE CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price

\$897,000

Sold Date **07-Dec-22**

Distance

1.35km



94 HUGHES AVENUE CHELSEA VIC 3196

3 2 2

Sold Price

\$962,000

Sold Date **12-Oct-22**

Distance

1.64km



49 ENTERPRIZE AVENUE CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price

^{RS} **\$900,000**

Sold Date **11-Feb-23**

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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