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	21 Talab Court, Chelsea Heights

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$*	or range between	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median price	$ 672,750	*House	X	*Unit		Suburb	Chelsea Heights
Period - From	1st June 16	to	26th June 17			Source	Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 18 Seccull Drive, Chelsea Heights	$687,500	08-Apr-17
2 14 Teresa Court, Chelsea Heights	$685,000	23-Feb-17
3 228 Wells Road, Chelsea Heights	$635,000	27-May-17

OBrien Real Estate