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	1 Kangaroo Road, Chelsea

Indicative selling price

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

Range between	$800,000	&	$850,000

Median sale price

Median price	$870,000	House	x	Suburb	Chelsea
Period - From	August 2016	to	July 2017	Source	CoreLogic

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
70 Fraser Avenue, Edithvale VIC 3196	$920,000	25 March 2017
31 Berry Avenue, Edithvale VIC 3196	$822,000	15 June 2017
31 Northcliffe Road, Edithvale VIC 3196	$850,000	17 June 2017

OBrien Real Estate