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	5/22 Second Avenue, CHELSEA HEIGHTS

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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median price	523,875	*House		*Unit	X	Suburb	CHELSEA HEIGHTS
Period - From	Oct 2016	to	Sep 2017	Source	Core Logic		

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 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. 3/13 Third Avenue, CHELSEA HEIGHTS	$615,002	16/8/17
2. 1A Ninth Avenue, CHELSEA HEIGHTS	$587,500	27/5/17
3. 58B Fourth Avenue, CHELSEA HEIGHTS	$651,500	28/9/17