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	2 Challenger Court Chelsea Heights VIC 3196

Indicative selling price

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

Single price	$*	or range between	$830,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median price	$766,000	*House	x	*Unit		Suburb	Chelsea Heights
Period - From	Jul 2017	to	Jun 2018			Source	Core Logic

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
66 Fifth Avenue Chelsea Heights	$849,500	20-Apr-18
10 Skye Court Chelsea Heights	$878,200	02-Jul-18
25 Talab Court Chelsea Heights	$835,000	19-Mar-18