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	2/1 Eighth Avenue 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,500	Property type	Unit	Suburb	Chelsea Heights
Period-from	01 May 2019	to	30 Apr 2020	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
5/15-19 Dobell Drive Chelsea VIC 3196	$545,000	12-Feb-20
1/10 Roche Court Chelsea Heights VIC 3196	$562,500	06-Dec-19
12 Arnold Drive Chelsea VIC 3196	$580,000	27-Mar-20

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: 25 May 2020

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5/15-19 Dobell Drive Chelsea VIC 3196

2 1 1

Sold Price **$545,000** UN Sold Date **12-Feb-20**

Distance **0.89km**



1/10 Roche Court Chelsea Heights VIC 3196

2 1 1

Sold Price **$562,500** Sold Date **06-Dec-19**

Distance **0.94km**



12 Arnold Drive Chelsea VIC 3196

2 1 1

Sold Price **$580,000** Sold Date **27-Mar-20**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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