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<br>Including suburb and postcode | 2/6 Seventh 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 | $590,000 | & | $640,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $615,500 | Property type | Unit | Suburb | Chelsea Heights |
| Period-from | 01 Aug 2019 | to | 31 Jul 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 |
|---|---|---|
| 8 Arnold Drive Chelsea VIC 3196 | $635,000 | 07-Mar-20 |
| 13 Pace Crescent Chelsea VIC 3196 | $625,000 | 11-Feb-20 |
| 2/44 Sherwood Avenue Chelsea VIC 3196 | $640,000 | 17-Feb-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: 04 August 2020

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**8 Arnold Drive Chelsea VIC 3196**

2 1 2

Sold Price **$635,000** Sold Date **07-Mar-20**

Distance **0.53km**



**13 Pace Crescent Chelsea VIC 3196**

2 1 1

Sold Price **$625,000** Sold Date **11-Feb-20**

Distance **0.77km**



**2/44 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price **$640,000** Sold Date **17-Feb-20**

Distance **1.49km**

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

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