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	1/10 Fifth 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	$680,000	&	$710,000

Median sale price

Median price	*$627,500*	Property type	*Unit*	Suburb	*Chelsea Heights*
Period - From	*01 Mar 2020*	to	*28 Feb 2021*	Source	*Corelogioc*

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. 13B Cross Road, Chelsea	$750,000	10.02.2021
2. 1/74 Elsie Grove, Chelsea	$750,000	28.11.2020
3. 13C Cross Road, Chelsea	$730,000	29.10.2020

This Statement of Information was prepared on: *01 March 2021*