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	19 Clarood Crescent 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$826,500	Property type	House	Suburb	Chelsea Heights
Period-from	01 May 2020	to	30 Apr 2021	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
35 Eighth Avenue Chelsea Heights VIC 3196	$1,215,000	28-Mar-21
23 Seaview Court Chelsea Heights VIC 3196	$1,115,000	26-Feb-21
13 Lance Close Aspendale Gardens VIC 3195	$1,130,000	24-Mar-21

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: 20 May 2021

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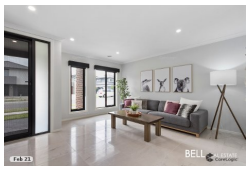


35 Eighth Avenue Chelsea Heights VIC 3196

4 2 2

Sold Price RS **$1,215,000** Sold Date **28-Mar-21**

Distance **0.38km**



23 Seaview Court Chelsea Heights VIC 3196

4 2 2

Sold Price RS **$1,115,000** Sold Date **26-Feb-21**

Distance **0.7km**



13 Lance Close Aspendale Gardens VIC 3195

4 2 2

Sold Price RS **$1,130,000** Sold Date **24-Mar-21**

Distance **1.55km**

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

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