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	4/2 Amron Street 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,500	Property type	Unit	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
2/11 Third Avenue Chelsea Heights VIC 3196	$645,000	08-Dec-20
41 Orana Crescent Chelsea VIC 3196	$653,000	05-Dec-20
3/253 Station Street Edithvale VIC 3196	$685,000	25-Feb-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: 06 May 2021

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2/11 Third Avenue Chelsea Heights VIC 3196 Sold Price **$645,000** Sold Date **08-Dec-20**

2 1 1 Distance **0.41km**



41 Orana Crescent Chelsea VIC 3196 Sold Price **$653,000** Sold Date **05-Dec-20**

2 1 1 Distance **0.94km**



3/253 Station Street Edithvale VIC 3196 Sold Price **$685,000** Sold Date **25-Feb-21**

2 2 1 Distance **1.87km**

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

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