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	1/44 Third 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	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$703,500	Property type	Unit	Suburb	Chelsea Heights
Period-from	01 Aug 2020	to	31 Jul 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.

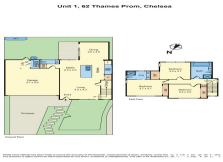
Address of comparable property	Price	Date of sale
1/62 Thames Promenade Chelsea VIC 3196	$890,000	04-Feb-21
100 Argyle Avenue Chelsea VIC 3196	$915,000	12-Apr-21
1/30 Munro Avenue Edithvale VIC 3196	$900,000	01-Mar-21

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: 19 August 2021

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1/62 Thames Promenade Chelsea VIC 3196

3 2 2

Sold Price **$890,000** Sold Date **04-Feb-21**

Distance **1.15km**



100 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price **$915,000** Sold Date **12-Apr-21**

Distance **1.21km**



1/30 Munro Avenue Edithvale VIC 3196

3 2 2

Sold Price **$900,000** Sold Date **01-Mar-21**

Distance **1.45km**

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

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