Biggin & Scott

## Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

### Property offered for sale

Address: 84 Hughes Avenue, Chelsea

Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting *(*delete single price or range as applicable)*

Single price $ 900,000 or range between $ & $

### Median sale price

*(*Select house or unit as applicable)*

Median price $ 892,500 *House ✓ *Unit Suburb or locality Chelsea

Period - from 1/8/2016 to 7/8/2017 Source RP Data Pty Ltd

### Comparable property sales

*(*Select A or B as applicable)*

✓ A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

*(*Delete as applicable)*

| Address of comparable property | Price | Date of Sale |
|---|---|---|
| 1 79 Hughes Avenue, Chelsea | $ 819,000 | 29 April 2017 |
| 2 76 Hughes Avenue, Chelsea | $ 905,000 | 20 April 2017 |
| 3 2 Ella Grove, Chelsea | $ 996,500 | 22 April 2017 |

OR

B* Either 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 six months.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

**Biggin & Scott Aspendale**
Address: 132 Station Street, Aspendale
Ph: 9580 3888 bigginscott.com.au