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	1/8 LINTON CLOSE 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	$595,000	&	$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Chelsea Heights
Period-from	01 Sep 2023	to	31 Aug 2024	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
2/76 CATHERINE AVENUE CHELSEA VIC 3196	$640,000	06-May-24
31 PACE CRESCENT CHELSEA VIC 3196	$650,000	17-Aug-24
21 ORANA CRESCENT CHELSEA VIC 3196	$650,000	15-May-24

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: 04 September 2024

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2/76 CATHERINE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$640,000** Sold Date **06-May-24**

Distance **1.18km**



31 PACE CRESCENT CHELSEA VIC 3196

2 1 1

Sold Price RS **$650,000** Sold Date **17-Aug-24**

Distance **1.19km**



21 ORANA CRESCENT CHELSEA VIC 3196

2 1 1

Sold Price **$650,000** Sold Date **15-May-24**

Distance **1.21km**

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

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