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	5 BROLGA 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	$990,000	&	$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$950,000	Property type	House	Suburb	Chelsea Heights
Period-from	01 Oct 2023	to	30 Sep 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
1 TALAB COURT CHELSEA HEIGHTS VIC 3196	$1,040,000	01-Jul-24
21 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196	$1,030,000	26-Jun-24
3 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196	$1,105,000	28-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: 30 October 2024

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1 TALAB COURT CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price **$1,040,000** Sold Date **01-Jul-24**

Distance **0.24km**



21 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price **$1,030,000** Sold Date **26-Jun-24**

Distance **0.32km**



3 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196

3 3 2

Sold Price **$1,105,000** Sold Date **28-May-24**

Distance **0.61km**

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

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