Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 3/38 Tarella Road, 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 **$ 800,000** or range between **$** & **$**

Median sale price

*(*Select house or unit as applicable)*

Median price **$ 605,000** *House *Unit ✓ Suburb or locality **Chelsea**

Period - from **1/2/2017** to **19/2/2018** 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 2/84 Catherine Avenue, Chelsea	$ 755,000	20 Dec 2017
2 2/36 Tarella Road, Chelsea	$ 790,000	2 Nov 2017
3 1/67 Blantyre Avenue, Chelsea	$ 860,000	31 Jan 2018

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
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