

## 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 1/16 Tarella Road, Chelsea Vic 3196

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

#### Median sale price

Median price \$568,750 House Unit X Suburb Chelsea

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### 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 six 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	6 Kingston Ct CHELSEA 3196	\$615,000	12/02/2019
2	37 Tudor Ct EDITHVALE 3196	\$596,000	24/02/2019
3	1/16 Field Av EDITHVALE 3196	\$592,000	15/12/2018

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 six months.



2   1   2

**Rooms:**  
**Property Type:** Townhouse (Single)  
**Land Size:** 276 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$620,000  
**Median Unit Price**  
 December quarter 2018: \$568,750

## Comparable Properties



**6 Kingston Ct CHELSEA 3196 (REI)**

Agent Comments

2   1   2

**Price:** \$615,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx



**37 Tudor Ct EDITHVALE 3196 (REI)**

Agent Comments

2   1   2

**Price:** \$596,000  
**Method:** Private Sale  
**Date:** 24/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**1/16 Field Av EDITHVALE 3196 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 15/12/2018  
**Rooms:** -  
**Property Type:** Unit