

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

4/22 Second Avenue, Chelsea Heights Vic 3196
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$525,000

 &

\$575,000

Median sale price

Median price

\$605,200

 Property Type

Unit

 Suburb

Chelsea Heights

Period - From

14/10/2018

 to

13/10/2019

 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	3/3 Glenola Rd CHELSEA 3196	\$570,000	15/07/2019
2	1/13 Gruchy Av CHELSEA HEIGHTS 3196	\$557,000	23/07/2019
3	2/13 Gruchy Av CHELSEA HEIGHTS 3196	\$555,000	15/06/2019

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.~~

This Statement of Information was prepared on:

14/10/2019 11:58



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

14/10/2018 - 13/10/2019: \$605,200

Comparable Properties

3/3 Glenola Rd CHELSEA 3196 (VG)

Agent Comments

3 - -

Price: \$570,000

Method: Sale

Date: 15/07/2019

Property Type: Strata Unit - Conjoined



1/13 Gruchy Av CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments

3 1 -

Price: \$557,000

Method: Private Sale

Date: 23/07/2019

Property Type: Unit

2/13 Gruchy Av CHELSEA HEIGHTS 3196 (VG) **Agent Comments**

3 - -

Price: \$555,000

Method: Sale

Date: 15/06/2019

Property Type: Flat/Unit/Apartment (Res)