

## 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

8 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Apr 2022

to

31 Mar 2023

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

34 CANNES AVENUE BONBEACH VIC 3196	\$955,000	28-Feb-23
145 RAILWAY PARADE SEAFORD VIC 3198	\$970,000	17-Jan-23

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: 03 April 2023



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**34 CANNES AVENUE BONBEACH  
VIC 3196**

Sold Price

<sup>RS</sup>

**\$955,000**

Sold Date

**28-Feb-23**

3 1 2

Distance

**2.37km**



**145 RAILWAY PARADE SEAFORD  
VIC 3198**

Sold Price

**\$970,000**

Sold Date

**17-Jan-23**

3 1 2

Distance

**4.64km**

RS = Recent sale

UN = Undisclosed Sale

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