

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

2/44 Third 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/57 Swan Walk Chelsea VIC 3196	\$850,000	20-Jul-21
1/50 Fifth Avenue Chelsea Heights VIC 3196	\$850,000	23-Nov-21
2/11 Swanpool Avenue Chelsea VIC 3196	\$855,000	05-Nov-21

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: 09 February 2022


3/57 Swan Walk Chelsea VIC 3196

Sold Price

\$850,000

Sold Date

20-Jul-21
 3  1  2

Distance

1.08km

1/50 Fifth Avenue Chelsea Heights VIC 3196

Sold Price

Sold Date

23-Nov-21
 2  1  2

Distance

0.22km

2/11 Swanpool Avenue Chelsea VIC 3196

Sold Price

\$855,000

Sold Date

05-Nov-21
 3  1  2

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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