

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

82 Hughes Avenue, Chelsea VIC 3196

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$950,000

Property type

House

Suburb

Chelsea

Period - From

1 Jan 2020

to

31 Dec 2020

Source

CoreLogic

Comparable property sales

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: 9 Randall Avenue, Edithvale VIC 3196	\$1,172,000	10/12/2020
2: 28 Scotch Parade, Bonbeach VIC 3196	\$1,315,000	12/11/2020
3: 80 Lochiel Avenue, Edithvale VIC 3196	\$1,325,000	03/12/2020

This Statement of Information was prepared on: 6th January 2021