

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 OLIVE COURT 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,250

Property type

House

Suburb

Chelsea Heights

Period-from

01 May 2022

to

30 Apr 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

8 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196	\$902,500	19-Apr-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: 04 May 2023



**8 FIFTH AVENUE CHELSEA
HEIGHTS VIC 3196**

 3  1  1

Sold Price ^{RS} **\$902,500** ^{UN} Sold Date **19-Apr-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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