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	11 FIELDING DRIVE 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	$900,000	&	$990,000

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
10 NEPTUNE STREET CHELSEA HEIGHTS VIC 3196	$905,000	19-Apr-23
22 QUAIL CLOSE CHELSEA HEIGHTS VIC 3196	$950,000	09-Mar-23
3 NARIEL COURT CHELSEA HEIGHTS VIC 3196	$935,500	02-Dec-22

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: 01 May 2023

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10 NEPTUNE STREET CHELSEA HEIGHTS VIC 3196

4 2 2

Sold Price RS $905,000 Sold Date 19-Apr-23

Distance 0.12km



22 QUAIL CLOSE CHELSEA HEIGHTS VIC 3196

3 2 2

Sold Price $950,000 Sold Date 09-Mar-23

Distance 0.29km



3 NARIEL COURT CHELSEA HEIGHTS VIC 3196

3 2 1

Sold Price RS $935,500 Sold Date 02-Dec-22

Distance 1.96km

RS = Recent sale **UN** = Undisclosed Sale

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