

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 SEAVIEW 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$917,250

Property type

House

Suburb

Chelsea Heights

Period-from

01 Jul 2022

to

30 Jun 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

33 SECCULL DRIVE CHELSEA HEIGHTS VIC 3196	\$1,256,000	29-Mar-23
52 TROY STREET BONBEACH VIC 3196	\$1,340,000	21-Mar-23
17 MARY AVENUE EDITHVALE VIC 3196	\$1,350,000	15-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: 12 July 2023


33 SECCULL DRIVE CHELSEA HEIGHTS VIC 3196
 4  2  2

Sold Price

\$1,256,000

Sold Date

29-Mar-23

Distance

1.02km

52 TROY STREET BONBEACH VIC 3196
 5  3  3

Sold Price

\$1,340,000

Sold Date

21-Mar-23

Distance

1.69km

17 MARY AVENUE EDITHVALE VIC 3196
 5  2  6

Sold Price

^{RS} **\$1,350,000**

Sold Date

15-Apr-23

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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