

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 24 Fourth Avenue, Chelsea Heights

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 \$640,000 & \$700,000

Median sale price

Median price \$760,000 Property type House Suburb Chelsea Heights

Period - From 01 Jun 2019 to 31 May 2020 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

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. 53B Scotch Parade Bonbeach VIC 3196	\$715,000	03 Jun 2020
2. 1/33 Chelsea Road Chelsea VIC 3196	\$750,000	20 May 2020
3. 2 Beardsworth Avenue Chelsea VIC 3196	\$645,000	31 Mar 2020

This Statement of Information was prepared on: 22 June 2020