

## 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

40 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 May 2023

to

30 Apr 2024

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 14 FIRST AVENUE CHELSEA HEIGHTS VIC 3196  | \$817,000 | 11-Dec-23 |
| 54 SECCULL DRIVE CHELSEA HEIGHTS VIC 3196 | \$818,500 | 21-Nov-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: 15 May 2024


**14 FIRST AVENUE CHELSEA  
HEIGHTS VIC 3196**
 3    1    2

Sold Price

<sup>RS</sup>
**\$817,000**

Sold Date

**11-Dec-23**

Distance

**0.46km**

**54 SECCULL DRIVE CHELSEA  
HEIGHTS VIC 3196**
 3    1    2

Sold Price

**\$818,500**

Sold Date

**21-Nov-23**

Distance

**0.92km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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