

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 Third Avenue 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Jan 2020

to

31 Dec 2020

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

45 Fifth Avenue Chelsea Heights VIC 3196	\$865,000	02-Jan-21
41 Sutton Street Chelsea Heights VIC 3196	\$770,000	08-Aug-20
13 Jabiru Drive Chelsea Heights VIC 3196	\$802,000	30-Nov-20

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: 29 January 2021



OBrien Real Estate

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45 Fifth Avenue Chelsea Heights VIC 3196

3 2 2

Sold Price

^{RS} **\$865,000**

Sold Date

02-Jan-21

Distance

0.47km



41 Sutton Street Chelsea Heights VIC 3196

3 1 2

Sold Price

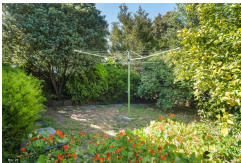
\$770,000

Sold Date

08-Aug-20

Distance

0.77km



13 Jabiru Drive Chelsea Heights VIC 3196

4 2 2

Sold Price

^{RS} **\$802,000** ^{UN}

Sold Date

30-Nov-20

Distance

0.26km



13 First Avenue Chelsea Heights VIC 3196

1 2 3

Sold Price

\$800,000

Sold Date

25-Aug-20

Distance

0.17km



20 Amron Street Chelsea Heights VIC 3196

3 1 1

Sold Price

^{RS} **\$801,500**

Sold Date

22-Dec-20

Distance

0.5km



43 Fifth Avenue Chelsea Heights VIC 3196

3 2 4

Sold Price

^{RS} **\$891,000**

Sold Date

26-Nov-20

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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