

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

4 Mallard 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Aug 2020

to

31 Jul 2021

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 First Avenue Chelsea Heights VIC 3196	\$1,055,000	24-Feb-21
20 Third Avenue Chelsea Heights VIC 3196	\$1,170,000	10-Jul-21
11 Irene Court Chelsea VIC 3196	\$1,170,000	26-Jun-21

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: 19 August 2021



OBrien Real Estate

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**10 First Avenue Chelsea Heights
VIC 3196**

3 2 2

Sold Price

\$1,055,000

Sold Date

24-Feb-21

Distance

0.65km



**20 Third Avenue Chelsea Heights
VIC 3196**

3 1 4

Sold Price

^{RS} **\$1,170,000**

Sold Date

10-Jul-21

Distance

0.71km



11 Irene Court Chelsea VIC 3196

3 1 1

Sold Price

Sold Date

26-Jun-21

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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