

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

1/22 SECOND 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Jul 2023

to

30 Jun 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

2 JACKSONS ROAD CHELSEA VIC 3196	\$787,500	20-Jan-24
1/7 STAYNER STREET CHELSEA VIC 3196	\$744,000	24-Feb-24
19 ORANA CRESCENT CHELSEA VIC 3196	\$785,000	29-Jun-24

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: 02 July 2024



2 JACKSONS ROAD CHELSEA VIC 3196

 3  2  2

Sold Price

\$787,500

Sold Date **20-Jan-24**

Distance **0.89km**



1/7 STAYNER STREET CHELSEA VIC 3196

 3  1  1

Sold Price

\$744,000

Sold Date **24-Feb-24**

Distance **1.16km**



19 ORANA CRESCENT CHELSEA VIC 3196

 3  1  2

Sold Price

^{RS} **\$785,000**

Sold Date **29-Jun-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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