## 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

1/8 Mallard Court, Chelsea Heights Vic 3196

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$810,000			
Median sale p	rice							
Median price	\$626,000	Pro	operty Type	Unit			Suburb	Chelsea Heights
Period - From	21/12/2022	to	20/12/2023		So	urce	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	54 Seccull Dr CHELSEA HEIGHTS 3196	\$818,500	05/12/2023
2	2B Third Av CHELSEA HEIGHTS 3196	\$810,000	04/08/2023
3	3/80 Woodbine Gr CHELSEA 3196	\$780,000	12/12/2023

OR

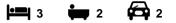
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/12/2023 13:35







Rooms: 4 Property Type: Unit Land Size: 417 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$810,000 Median Unit Price 21/12/2022 - 20/12/2023: \$626,000

# **Comparable Properties**



54 Seccull Dr CHELSEA HEIGHTS 3196 (REI) Agent Comments



Price: \$818,500 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 538 sqm approx



2B Third Av CHELSEA HEIGHTS 3196 (REI/VG) Agent Comments



Price: \$810,000 Method: Sold Before Auction Date: 04/08/2023 Property Type: Townhouse (Res) Land Size: 234 sqm approx



3/80 Woodbine Gr CHELSEA 3196 (REI)



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Agent Comments



#### Account - Jellis Craig



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