

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$810,000

Median sale price

Median price \$626,000 Property Type Unit Suburb Chelsea Heights

Period - From 21/12/2022 to 20/12/2023 Source 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.

	Address 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

1/8 Mallard Court, Chelsea Heights Vic 3196



 3  2  2

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**

 3  1  2

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**

 3  1  2

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) **Agent Comments**

 3  2  2

Price: \$780,000
Method: Private Sale
Date: 12/12/2023
Property Type: Unit
Land Size: 348 sqm approx

Account - Jellis Craig



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