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 Tarana Court, Chelsea Heights Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale price										
Median price	\$978,500	Pro	Property Type Hou		Jse		Suburb	Chelsea Heights		
Period - From	01/01/2024	to	31/03/2024		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 sixmonths 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	27 Seccull Dr CHELSEA HEIGHTS 3196	\$800,000	24/05/2024
2			
3			

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:

18/06/2024 10:10









Property Type: House **Land Size:** 580 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2024: \$978,500

Comparable Properties



27 Seccull Dr CHELSEA HEIGHTS 3196 (REI) Agent Comments

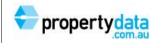


Price: \$800,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 534 sqm approx

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216





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