## 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

10 Skye 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	\$1,050,000		&		\$1,155,000			
Median sale pi	rice							
Median price	\$992,000	Pro	operty Type	Hou	se		Suburb	Chelsea Heights
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Fifth Av CHELSEA HEIGHTS 3196	\$1,040,000	08/03/2025
2	45 Fifth Av CHELSEA HEIGHTS 3196	\$1,120,000	08/03/2025
3	15 Fielding Dr CHELSEA HEIGHTS 3196	\$1,195,000	20/05/2025

OR

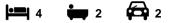
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/05/2025 11:42

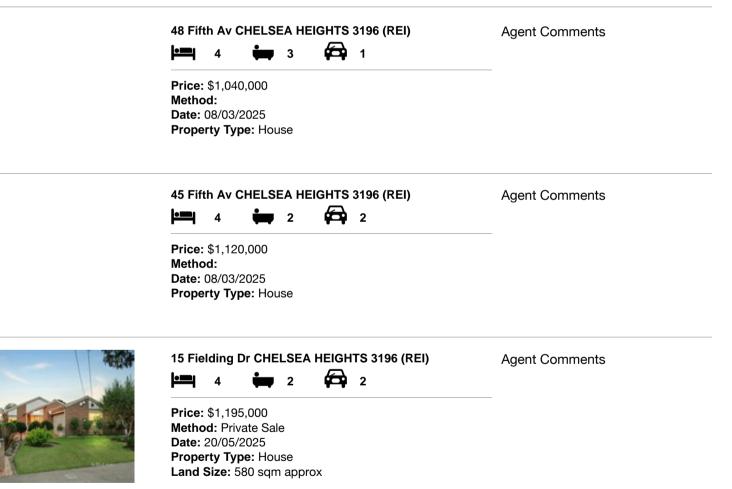






**Property Type:** House **Land Size:** 656 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price March quarter 2025: \$992,000

# **Comparable Properties**



#### Account - Jellis Craig



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