

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

16 Nariel Court, Chelsea Heights Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$970,000

&

\$1,040,000

Median sale price

Median price

\$913,750

Property Type

House

Suburb

Chelsea Heights

Period - From

03/01/2023

to

02/01/2024

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	31 Jabiru Dr CHELSEA HEIGHTS 3196	\$1,010,000	18/08/2023
2	21 Fifth Av CHELSEA HEIGHTS 3196	\$1,000,000	22/12/2023
3	2 Sutton St CHELSEA HEIGHTS 3196	\$990,000	31/08/2023

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:

03/01/2024 20:19

16 Nariel Court, Chelsea Heights Vic 3196



 4  2  3

Rooms: 7
Property Type: House (Res)
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,040,000
Median House Price
03/01/2023 - 02/01/2024: \$913,750

Comparable Properties



31 Jabiru Dr CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,010,000
Method: Private Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 534 sqm approx



21 Fifth Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments

 5  2  2

Price: \$1,000,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 646 sqm approx



2 Sutton St CHELSEA HEIGHTS 3196 (REI/VG) **Agent Comments**

 4  2  3

Price: \$990,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 545 sqm approx

Account - Jellis Craig



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