

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

2/43 FOURTH AVENUE CHELSEA HEIGHTS VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/30 HUGHES AVENUE EDITHVALE VIC 3196	\$780,000	09-Oct-23
4/25 SWANPOOL AVENUE CHELSEA VIC 3196	\$735,000	27-Nov-23
1/17 STAYNER STREET CHELSEA VIC 3196	\$732,500	06-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 12 January 2024

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1/30 HUGHES AVENUE EDITHVALE VIC 3196 Sold Price **\$780,000** Sold Date **09-Oct-23**

 2  1  1

Distance **1.24km**



4/25 SWANPOOL AVENUE CHELSEA VIC 3196 Sold Price **\$735,000** Sold Date **27-Nov-23**

 2  1  1

Distance **1.63km**



1/17 STAYNER STREET CHELSEA VIC 3196 Sold Price ^{RS} **\$732,500** Sold Date **06-Nov-23**

 2  1  1

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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