

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

3 FIFTH 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 Mar 2023

to

29 Feb 2024

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

127 EMBANKMENT GROVE CHELSEA VIC 3196	\$1,220,000	10-Feb-24
43 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196	\$1,152,000	26-Nov-23
14 PLATINA PLACE CHELSEA HEIGHTS VIC 3196	\$1,160,000	19-Jan-24

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: 18 March 2024

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**127 EMBANKMENT GROVE
CHELSEA VIC 3196**

3 2 3

Sold Price ^{RS} **\$1,220,000** Sold Date **10-Feb-24**

Distance **0.85km**



**43 FIFTH AVENUE CHELSEA
HEIGHTS VIC 3196**

3 2 4

Sold Price **\$1,152,000** Sold Date **26-Nov-23**

Distance **0.31km**



**14 PLATINA PLACE CHELSEA
HEIGHTS VIC 3196**

4 2 1

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **19-Jan-24**

Distance **0.69km**

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

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