

## 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

5/50 FOURTH AVENUE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$940,000

### 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

2/1 FAMECHON ROAD EDITHVALE VIC 3196	\$890,000	01-Nov-23
3/75 BERRY AVENUE EDITHVALE VIC 3196	\$997,000	25-Nov-23
2/74 FRASER AVENUE EDITHVALE VIC 3196	\$962,000	21-Aug-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.~~

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**2/1 FAMECHON ROAD EDITHVALE VIC 3196** Sold Price **\$890,000** Sold Date **01-Nov-23**

4 2 2

Distance **0.9km**



**3/75 BERRY AVENUE EDITHVALE VIC 3196** Sold Price <sup>RS</sup> **\$997,000** Sold Date **25-Nov-23**

3 2 2

Distance **1.3km**



**2/74 FRASER AVENUE EDITHVALE VIC 3196** Sold Price **\$962,000** Sold Date **21-Aug-23**

3 2 1

Distance **1.44km**

RS = Recent sale      UN = Undisclosed Sale

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