

# 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 Mulkarra Drive, Chelsea Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$1,090,000 Property Type House Suburb Chelsea

Period - From 01/04/2023 to 31/03/2024 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	54 Seccull Dr CHELSEA HEIGHTS 3196	\$818,500	05/12/2023
2	14 First Av CHELSEA HEIGHTS 3196	\$817,000	11/12/2023
3	7 Dotterel Ct CHELSEA HEIGHTS 3196	\$788,000	15/04/2024

**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: 20/05/2024 11:16



 2    -   

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 534 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median House Price**  
Year ending March 2024: \$1,090,000

## Comparable Properties



**54 Secull Dr CHELSEA HEIGHTS 3196 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$818,500  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** House  
**Land Size:** 538 sqm approx



**14 First Av CHELSEA HEIGHTS 3196 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$817,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 646 sqm approx



**7 Dotterel Ct CHELSEA HEIGHTS 3196 (REI)**

Agent Comments

 3    2    1

**Price:** \$788,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House

Account - Barry Plant | P: 03 9586 0500