

## 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

6 HORNE COURT 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Nov 2022

to

31 Oct 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

8 KENNEDY AVENUE CHELSEA HEIGHTS VIC 3196	\$740,000	21-Oct-23
14 JABIRU DRIVE CHELSEA HEIGHTS VIC 3196	\$760,000	18-Oct-23
38 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196	\$855,500	12-Jul-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: 09 November 2023


**8 KENNEDY AVENUE CHELSEA HEIGHTS VIC 3196**
 3
  1
  2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**21-Oct-23**

Distance

**0.97km**

**14 JABIRU DRIVE CHELSEA HEIGHTS VIC 3196**
 3
  1
  2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**18-Oct-23**

Distance

**0.68km**

**38 FIFTH AVENUE CHELSEA HEIGHTS VIC 3196**
 3
  1
  3

Sold Price

<sup>RS</sup> **\$855,500**

Sold Date

**12-Jul-23**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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