

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7 Brolga Avenue Chelsea Heights

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 \$750,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$746,000 *House *Unit Suburb Chelsea Heights
Period - From Jan 2017 to Dec 2017 Source

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
16 Kennedy Street Chelsea Heights	\$787,000	19-Nov-17
62 Fifth Avenue Chelsea Heights	\$778,000	19-Jan-18
42 Fourth Avenue Chelsea	\$793,000	09-Sept-17