

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  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
1	4/6 Seventh Av CHELSEA HEIGHTS 3196	\$620,000	18/03/2019
2	106 Berry Av EDITHVALE 3196	\$620,000	18/04/2019
3	1/140-142 Wells Rd ASPENDALE GARDENS 3195	\$600,000	30/03/2019

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.

3 - -

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 254 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
March quarter 2019: \$807,500

## Comparable Properties

4/6 Seventh Av CHELSEA HEIGHTS 3196 (VG) [Agent Comments](#)

3 - -

**Price:** \$620,000  
**Method:** Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



106 Berry Av EDITHVALE 3196 (REI)

[Agent Comments](#)

3 1 -

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 18/04/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 441 sqm approx



1/140-142 Wells Rd ASPENDALE GARDENS 3195 (REI)

[Agent Comments](#)

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**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** Unit