

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

1/4 INGA COURT, CHELSEA

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

\$790,000

&

\$840,000

Median sale price

Median price

\$892,000

*House

x

Suburb

CHELSEA

Period - From

AUG 2016

to

JUUL 2017

Source

CORE LOGIC

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. 23 ELSIE GROVE, CHELSEA	\$810,000	29 MAY 2017
2. 29C ELSIE GROVE, CHELSEA	\$886,000	31 MAY 2017
3. 85 HUGHES AVE, CHELSEA	\$860,000	17 MAR 2017



O'Brien Real Estate