#### 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

1/67 Ella Grove, Chelsea Vic 3196 Id le

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between         \$580,000         &         \$630,000	
---	--

#### Median sale price

Median price	\$610,000	Hou	Ise	Unit	х		Suburb	Chelsea
Period - From	01/04/2017	to	30/06/2017		Sour	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		
2		
3		

OR

**B**<sup>\*</sup> 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.

#### Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

#### Generated: 30/08/2017 14:49

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





 Rooms:
 Property Type: Unit
 June quar

 Agent Comments
 June quar

 This property provides a single carport and further off street parking.

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price June quarter 2017: \$610,000

### **Comparable Properties**

1/15 Cross Rd CHELSEA 3196 (REI) 2 1 2 2 Price: \$639,000 Method: Auction Sale Date: 22/07/2017 Rooms: 4 Property Type: Unit Land Size: 278 sqm approx	Agent Comments This property has been completely renovated – and provides a double lock up garage.
1/21 Swan Wik CHELSEA 3196 (REI)         2       1         Price: \$621,000         Method: Private Sale         Date: 25/07/2017         Rooms: 3         Property Type: Unit	Agent Comments

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.

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

#### Generated: 30/08/2017 14:49

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



