

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address including suburb and postcode

19/18-20 Avondale Avenue, Chelsea, VIC 3196

## Indicative selling price

\$1,275,000 - \$1,400,000

Range between

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

## Median sale price

Median price <b>\$ 580,000</b>	Unit <small>*Delete house or unit as applicable</small>	Suburb <b>CHELSEA</b>
Period from <b>16/02/2019</b>	Period to <b>15/08/2019</b>	Source <b>CoreLogic</b>

## Comparable property sales

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.