

# 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	2/8 Linton Close Chelsea Heights VIC 3196
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### 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	\$570,000	&	\$600,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$582,500	*House		*Unit	X	Suburb	Chelsea Heights
Period-from	01 Aug 2018	to	31 Jul 2019	Source	Corelogic		

### 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 6 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

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 6 months.

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