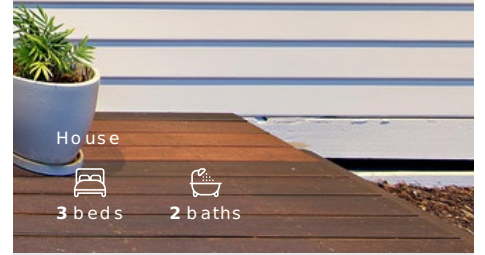




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 First Avenue, CHELSEA HEIGHTS 3196



### Indicative selling price

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

**Range \$700,000 - \$750,000**

### Median sale price

Median **House** for **CHELSEA HEIGHTS** for period **Apr 2017 - Mar 2018**

Sourced from **Propertydata**.

**\$767,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**34 Third Avenue,**  
Chelsea Heights 3196

Price **\$745,500** Sold 09  
December 2017

**14 Kennedy Avenue,**  
Chelsea Heights 3196

Price **\$737,000** Sold 25  
February 2018

**1 Baker Avenue,**  
Edithvale 3196

Price **\$725,000** Sold 11  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Propertydata.

### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



**Wendy Smith**  
Ray White

(03) 9772 5333  
0466 340 203  
[wendy.smith@raywhite.com](mailto:wendy.smith@raywhite.com)

