hockingstuart





Rooms: Property Type: Townhouse (Single) Agent Comments

Jo Barclay 9772 7222 0439 394 434 jbarclay@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** Year ending March 2017: \$665,000

Comparable Properties



4/21 Ella Gr CHELSEA 3196 (REI)



Price: \$762,500 Method: Private Sale Date: 18/04/2017 Rooms: 4 Property Type: Unit

Agent Comments



Price: \$747,000 Method: Private Sale Date: 26/04/2017 Rooms: 4 Property Type: Unit

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2/298 Station St CHELSEA 3196 (REI)

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1/48 Field Av EDITHVALE 3196 (REI)



Price: \$720,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: Unit

Agent Comments

Agent Comments

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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

Indicative selling price

For the meaning	of this prid	ce see co	onsumer.vic.gov.au/u	underquoting
			7	

Range betweer	n \$700,000			&	\$770,000		
Median sale p	rice						
Median price	\$665,000		Unit	х	Su	burb	Edithvale
Period - From	01/04/2016	to	31/0	3/2017	Source	REI	V

Comparable property sales

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
4/21 Ella Gr CHELSEA 3196	\$762,500	18/04/2017
2/298 Station St CHELSEA 3196	\$747,000	26/04/2017
1/48 Field Av EDITHVALE 3196	\$720,000	25/02/2017

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