

## 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 2/15 Foy Avenue, Chelsea Vic 3196

#### Indicative selling price

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

Single price \$1,950,000

#### Median sale price

Median price \$868,500 House X Unit Suburb Chelsea

Period - From 01/10/2017 to 30/09/2018 Source 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	2/2 Chadwell La CHELSEA 3196	\$2,040,000	26/05/2018
2	6/200 Nepean Hwy ASPENDALE 3195	\$2,025,000	01/09/2018
3	4 The Esplanade EDITHVALE 3196	\$2,000,000	01/11/2018

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 six months.

2/15 Foy Avenue, Chelsea Vic 3196



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000  
**Median House Price**  
Year ending September 2018: \$868,500

## Comparable Properties



**2/2 Chadwell La CHELSEA 3196 (REI/VG)**

**Agent Comments**



**Price:** \$2,040,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)



**6/200 Nepean Hwy ASPENDALE 3195 (REI/VG)**

**Agent Comments**



**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 3931 sqm approx



**4 The Esplanade EDITHVALE 3196 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 01/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 647 sqm approx