



Statement of Information

Sections 47AF of the Estate Agents Act 1980

26 Gruchy Avenue, CHELSEA HEIGHTS 3196

House



2 beds

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$690,000 - \$755,000

Median sale price

Median **House** for **CHELSEA HEIGHTS** for period **Aug 2017 - Jul 2018**

Sourced from **pricefinder**.

\$766,000

Asset Property Sales and Management

404 Nepean Highway,
Chelsea VIC 3196

Contact agents



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Comparable property sales

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 the most comparable to the property for sale.

14 Kennedy Ave,
Chelsea Heights 3196

Price **\$737,000** Sold 26 April
2018

15 Jabiru Drive,
Chelsea Heights 3196

Price **\$751,000** Sold 17 June
2018

10 Panorama Drive ,
Chelsea Heights 3196

Price **\$690,000** Sold 17 April
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 pricefinder.