

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode 98/29 Wells Road, Chelsea Heights VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$699000

or range between \$\*

&

\$

### Median sale price

Median price

\$

Property type

Unit

Suburb

Chelsea Heights

Period - From

to

Source

No data available domain.com & REA.com

### Comparable property sales (\*Delete A or B below as applicable)

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.

This Statement of Information was prepared on: 23/04/2021

consumer affairs statement of x Chelsea Heights VIC 3196, Sub Chelsea Heights Property Mark x

https://www.realestate.com.au/neighbourhoods/chelsea-heights-3196-vic

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### Median property price

For more information on what exactly a median price means, have a read of this article on our [Blog](#)

**No data available**

Unfortunately there's insufficient data available to provide median price information (less than 10 sales during the preceeding 12 months)

<b>Buy</b> no data			<b>Rent</b> \$420 PW		
<small>(Rent data last updated Apr 4th, 2021)</small>					
1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
-	-	-	-	\$420 PW	-

How this was calculated & copyright information

### The lifestyles and people of Chelsea Heights

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