# 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

5/367-369 Nepean Highway Chelsea VIC 3196

#### Indicative selling price

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

Single Price	or range between	\$850,000	&	\$920,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$695,000	Prop	erty type		Unit	Suburb	Chelsea
Period-from	01 Jan 2021	to	31 Dec 2	2021	Source		Corelogic

#### 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 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	
3/31 Ella Grove Chelsea VIC 3196	\$925,000	15-Sep-21	
1B Wimborne Avenue Chelsea VIC 3196	\$880,000	01-Nov-21	
2/22 Argyle Avenue Chelsea VIC 3196	\$920,000	24-Oct-21	

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 6 months.

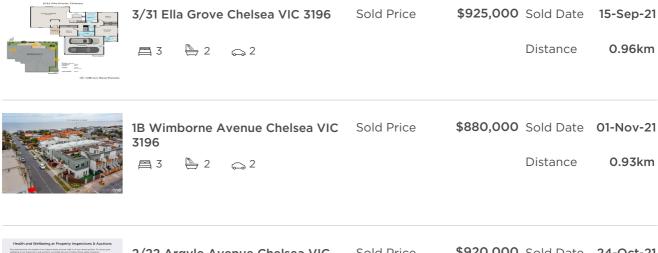
This Statement of Information was prepared on: 12 January 2022



consumer.vic.gov.au

OBrien Real Estate Tanja Neven - Jones P 9772 7077 M 0408 664 429

 ${\sf E} \ t.nevenjones@obrienrealestate.com.au$ 



Starting at Property Inspections & Auctions   Auction of the start of the star	2/22 Argy 3196	le Av	enue Chelsea VIC	Sold Price	\$920,000	Sold Date	24-Oct-21
It is a density quarter of 1 person per fugar velocies and 2 type coldision we density the second of the second in the second in the second of the second of the second interval of the second interval the second of the second of the second interval the second of the second of the second interval of the second of the second of the second interval is the second of the second of the second interval is the second of the second of the second interval is the second of the second of the second of the second is the second of the second of the second of the second is the second of the second of the second of the second is the second of the second of the second of the second of the second is the second of	🖽 3  🗎	∋ 2	ç⇒ 2			Distance	0.88km

#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.