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.

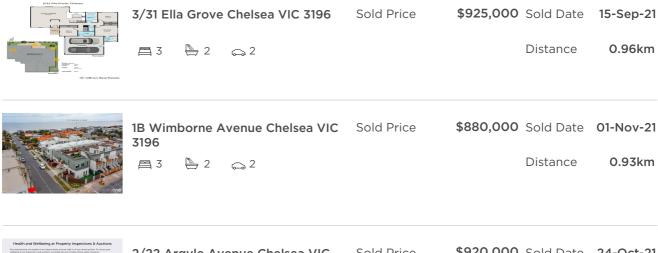
This Statement of Information was prepared on: 12 January 2022



consumer.vic.gov.au

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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
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RS = Recent sale UN = Undisclosed Sale

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