

## 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](http://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

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2021

to

31 Dec 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

	<b>3/31 Ella Grove Chelsea VIC 3196</b>	Sold Price	<b>\$925,000</b>	Sold Date	<b>15-Sep-21</b>
	Distance <b>0.96km</b>				
	<b>1B Wimborne Avenue Chelsea VIC 3196</b>	Sold Price	<b>\$880,000</b>	Sold Date	<b>01-Nov-21</b>
	Distance <b>0.93km</b>				
	<b>2/22 Argyle Avenue Chelsea VIC 3196</b>	Sold Price	<b>\$920,000</b>	Sold Date	<b>24-Oct-21</b>
	Distance <b>0.88km</b>				

RS = Recent sale

UN = Undisclosed Sale

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