

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Scotch Parade, Chelsea

Indicative selling price

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

Single price

\$

or range between

\$850,000

&

\$880,000

Median sale price

Median price

\$900,000

*House

X

*Unit

Suburb

Bonbeach

Period - From

MAY 2017

to

APRIL 2018

Source

Core Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
67B Blantyre Ave, Chelsea	\$850,000	9 Jan 2018
1/45 Broadway, Bonbeach	\$825,000	10 April 2018
4/27 Woodbine Grove, Chelsea	\$840,000	29 Jan 2018



O'Brien Real Estate