

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 Maury Lane 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2019

to

30 Apr 2020

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

15 Newington Parade Chelsea VIC 3196	\$1,200,000	13-Aug-19
7/538 Nepean Highway Bonbeach VIC 3196	\$1,200,000	10-Dec-19

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.

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15 Newington Parade Chelsea VIC 3196

3 2 2

Sold Price

\$1,200,000

Sold Date

13-Aug-19

Distance

0.05km



7/538 Nepean Highway Bonbeach VIC 3196

3 3 2

Sold Price

Sold Date

10-Dec-19

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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