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

11 Irene Court 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	\$950,000	&	\$1,025,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$936,250	Prop	erty type	type House		Suburb	Chelsea	
Period-from	01 Jun 2020	to	31 May 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	
22 Jacksons Road Chelsea VIC 3196	\$977,500	03-Apr-21	
81 Thames Promenade Chelsea VIC 3196	\$1,020,000	01-May-21	
56 Thames Promenade Chelsea VIC 3196	\$1,015,000	18-Apr-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.

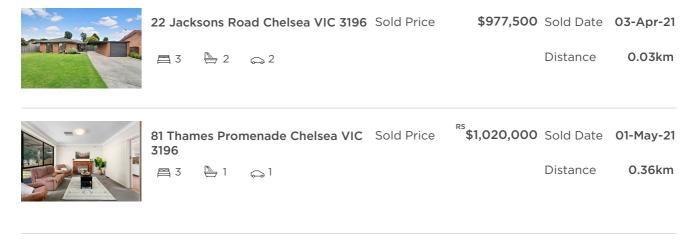
This Statement of Information was prepared on: 15 June 2021



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56 Thai 3196	mes Pro	menade Chels	ea VIC	Sold Price	\$1,015,000	Sold Date	18-Apr-21
📇 3	2 🚔	⇔ 2				Distance	0.56km

RS = Recent sale UN = Undisclosed Sale

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