

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

 $\hbox{$\; {\sf E}$ t.nevenjones@obrienrealestate.com.au} \\$

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sa	le							
Address Including suburb and postcode	370 Station Street Chelsea VIC 3196							
Indicative selling price				(*D-1-4-	-:			
For the meaning of this price	e see consumer.vi	s.gov.au	ı/unaerquotin	g ("Delete s	single price	e or range a	as applicable)	
Single Price			or range betweer	3504	0,000	&	\$700,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$831,250	*Ho	ouse X	*Unit		Suburb	Chelsea	
Period-from	01 Apr 2018	to	31 Mar 20	19	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

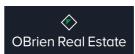
Address of comparable property	Price	Date of sale	
1 Blantyre Avenue Chelsea VIC 3196	\$692,000	25-Feb-19	
107 Thames Promenade Chelsea VIC 3196	\$675,500	08-Mar-19	
58 Mulkarra Drive Chelsea VIC 3196	\$650,000	19-Dec-18	

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 six months.

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1 Blantyre Avenue Chelsea VIC 3196 Sold Price

**\$\$692,000 UN Sold Date 25-Feb-19

Distance

0.61km



107 Thames Promenade Chelsea VIC 3196

 \Leftrightarrow 1

Sold Price

^{RS}**\$675,500** Sold Date **08-Mar-19**

≡ 3

= 3

= 3

\$ 2

Distance

1.37km



58 Mulkarra Drive Chelsea VIC 3196 Sold Price

\$650,000 Sold Date 19-Dec-18

1.49km

₽ 1

Distance

RS = Recent sale

UN = Undisclosed Sale

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