

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

6/8 Maury Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$740,000

&

\$800,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Chelsea

Period - From 01/01/2021

to 31/12/2021

Source REIV

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	4/27 Vincent St EDITHVALE 3196	\$770,000	26/09/2021
2	4 Banksia Ct CHELSEA 3196	\$758,754	28/11/2021
3	3/8 Argyle Av CHELSEA 3196	\$742,000	14/02/2022

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.~~

This Statement of Information was prepared on:

04/03/2022 13:27



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$740,000 - \$800,000
Median Unit Price
 Year ending December 2021: \$670,000

Comparable Properties



4/27 Vincent St EDITHVALE 3196 (REI/VG)

Agent Comments

2
 1
 1

Price: \$770,000
Method: Private Sale
Date: 26/09/2021
Property Type: Unit



4 Banksia Ct CHELSEA 3196 (REI/VG)

Agent Comments

2
 1
 1

Price: \$758,754
Method: Private Sale
Date: 28/11/2021
Property Type: Unit



3/8 Argyle Av CHELSEA 3196 (REI)

Agent Comments

2
 1
 1

Price: \$742,000
Method: Private Sale
Date: 14/02/2022
Property Type: Unit
Land Size: 205 sqm approx