

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

6/13 Golden Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$623,000

Property Type

Unit

Suburb

Chelsea

Period - From

01/10/2022

to

31/12/2022

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	1/9 Stayner St CHELSEA 3196	\$605,000	22/03/2023
2	18 Jacksons Rd CHELSEA 3196	\$600,000	06/02/2023
3	3/15-19 Dobell Dr CHELSEA 3196	\$570,000	20/01/2023

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:

04/04/2023 14:46

6/13 Golden Avenue, Chelsea Vic 3196

Marshall Rushford
03 8532 5200
0418 396 981

marshall.rushford@belleproperty.com

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

December quarter 2022: \$623,000



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



1/9 Stayner St CHELSEA 3196 (REI)

Agent Comments

2 1 2

Price: \$605,000

Method: Private Sale

Date: 22/03/2023

Property Type: Unit



18 Jacksons Rd CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 06/02/2023

Property Type: Unit



3/15-19 Dobell Dr CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 20/01/2023

Property Type: Unit

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018