

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

335 Nepean Highway, Chelsea Vic 3196

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,189,500

Property Type

House

Suburb

Chelsea

Period - From

01/01/2024

to

31/03/2024

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 Black St CHELSEA 3196	\$1,475,000	18/01/2024
2	188 Nepean Hwy ASPENDALE 3195	\$1,460,000	11/05/2024
3	4 Barnes Gr CHELSEA 3196	\$1,455,000	01/02/2024

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:

29/05/2024 16:32



4 3 4

Property Type: House
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2024: \$1,189,500

Comparable Properties



1 Black St CHELSEA 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$1,475,000
Method: Sold Before Auction
Date: 18/01/2024
Property Type: House (Res)
Land Size: 304 sqm approx



188 Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 425 sqm approx



4 Barnes Gr CHELSEA 3196 (REI/VG)

Agent Comments

4 2 2

Price: \$1,455,000
Method: Sold Before Auction
Date: 01/02/2024
Property Type: House (Res)
Land Size: 459 sqm approx