

## 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

37 Orana Crescent Chelsea VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2019

to

31 Oct 2020

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

8 Orana Crescent Chelsea VIC 3196	\$570,000	29-Jun-20
12 Village Crescent Chelsea VIC 3196	\$595,000	19-Jun-20
1/45 Chelsea Road Chelsea VIC 3196	\$555,000	14-Oct-20

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: 10 November 2020

Bethany Cox

M 0488003897

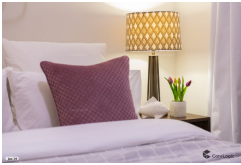
E bethany.cox@gmail.com



**8 Orana Crescent Chelsea VIC 3196** Sold Price **\$570,000** Sold Date **29-Jun-20**

 2  1  1

Distance **0.09km**



**12 Village Crescent Chelsea VIC 3196** Sold Price **\$595,000** Sold Date **19-Jun-20**

 2  1  1

Distance **0.19km**



**1/45 Chelsea Road Chelsea VIC 3196** Sold Price <sup>RS</sup> **\$555,000** Sold Date **14-Oct-20**

 2  1  1

Distance **0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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