



Bricks&Mortar
EVERYTHING PROPERTY

Statement of Information

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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

19 DRINAN ROAD CHELSEA VIC 3196

Indicative selling price

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

Single Price

or range
between

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/53-55 BLANTYRE AVENUE CHELSEA VIC 3196	\$591,500	24-Sep-22
3/34 THAMES PROMENADE CHELSEA VIC 3196	\$620,000	10-Sep-22
2/49 SWAN WALK CHELSEA VIC 3196	\$610,000	21-Sep-22

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: 15 February 2023



**3/53-55 BLANTYRE AVENUE
 CHELSEA VIC 3196**

 2  1  1

Sold Price **\$591,500** Sold Date **24-Sep-22**

Distance **0.08km**



**3/34 THAMES PROMENADE
 CHELSEA VIC 3196**

 2  1  1

Sold Price **\$620,000** Sold Date **10-Sep-22**

Distance **0.13km**



**2/49 SWAN WALK CHELSEA VIC
 3196**

 2  1  1

Sold Price **\$610,000** Sold Date **21-Sep-22**

Distance **0.35km**



**2/14 EMBANKMENT GROVE
 CHELSEA VIC 3196**

 2  1  1

Sold Price **\$611,000** Sold Date **03-Sep-22**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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