

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

1/8 Maury 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2019

to

31 Jan 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

11/8 Maury Road Chelsea VIC 3196	\$651,000	20-Nov-19
6/8 Maury Road Chelsea VIC 3196	\$650,000	24-Oct-19
7/5 Maury Road Chelsea VIC 3196	\$585,000	09-Aug-19

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: 21 February 2020



11/8 Maury Road Chelsea VIC 3196

Sold Price

\$651,000

Sold Date

20-Nov-19

2 1 2

Distance

-



6/8 Maury Road Chelsea VIC 3196

Sold Price

\$650,000

Sold Date

24-Oct-19

2 1 1

Distance

-



7/5 Maury Road Chelsea VIC 3196

Sold Price

\$585,000

Sold Date

09-Aug-19

2 1 1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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