

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

10/5 Maury Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$651,800

Property Type Unit

Suburb Chelsea

Period - From 23/02/2021

to

22/02/2022

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	1/22 Ilma Gr BONBEACH 3196	\$715,000	13/12/2021
2	4/8 Maury Rd CHELSEA 3196	\$650,000	30/11/2021
3	4/8 Maury Rd CHELSEA 3196	\$650,000	30/11/2021

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:

23/02/2022 11:33



Property Type:
Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

23/02/2021 - 22/02/2022: \$651,800

Comparable Properties



1/22 Ilma Gr BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 13/12/2021
Property Type: Unit



4/8 Maury Rd CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment



4/8 Maury Rd CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment