

## 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

4 FAMECHON ROAD 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

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Chelsea

Period-from

01 Aug 2021

to

31 Jul 2022

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

32 BAYSIDE AVENUE EDITHVALE VIC 3196	\$1,100,000	19-Mar-22
6 PALMTREE PLACE ASPENDALE GARDENS VIC 3195	\$1,195,000	07-May-22
8 TOULON COURT BONBEACH VIC 3196	\$1,175,000	12-Jul-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: 04 August 2022



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**32 BAYSIDE AVENUE EDITHVALE  
VIC 3196**

3 2 2

Sold Price

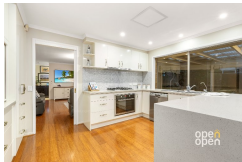
**\$1,100,000**

Sold Date

**19-Mar-22**

Distance

**0.86km**



**6 PALMTREE PLACE ASPENDALE  
GARDENS VIC 3195**

3 2 2

Sold Price

**\$1,195,000**

Sold Date

**07-May-22**

Distance

**1.93km**



**8 TOULON COURT BONBEACH VIC  
3196**

3 2 2

Sold Price

<sup>RS</sup> **\$1,175,000**

Sold Date

**12-Jul-22**

Distance

**2.67km**

RS = Recent sale

UN = Undisclosed Sale

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