

## 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

6 Bardoel Court 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2020

to

31 May 2021

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

2/3 Glenola Road Chelsea VIC 3196	\$695,000	18-Mar-21
1/14 Fourth Avenue Chelsea Heights VIC 3196	\$720,000	18-Mar-21
1/10 Fifth Avenue Chelsea Heights VIC 3196	\$682,000	10-Mar-21

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 June 2021

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**2/3 Glenola Road Chelsea VIC 3196** Sold Price **\$695,000** Sold Date **18-Mar-21**

 3  2  2

Distance **1.1km**



**1/14 Fourth Avenue Chelsea Heights VIC 3196** Sold Price **\$720,000** Sold Date **18-Mar-21**

 3  2  1

Distance **1.34km**



**1/10 Fifth Avenue Chelsea Heights VIC 3196** Sold Price **\$682,000** Sold Date **10-Mar-21**

 3  1  1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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