

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

4/7 Glenola 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	1.0741	0,000	&	\$580,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$600,000	*Hous	e	*Unit	Х	Suburb	Chelsea	
Period-from	01 Apr 2018	to	31 Mar 2019 Source Co		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 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	
2/17 Swanpool Avenue Chelsea VIC 3196	\$610,000	20-Nov-18	
4/25 Swanpool Avenue Chelsea VIC 3196	\$570,000	22-Dec-18	
8 Stayner Street Chelsea VIC 3196	\$575,000	12-Dec-18	

#### 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.

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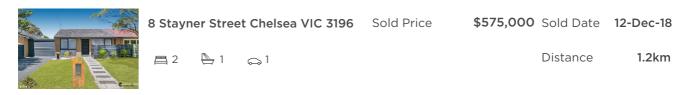
E t.nevenjones@obrienrealestate.com.au



	2/17 Sw 3196	vanpool	Avenue Chelsea VIC	\$610,000	Sold Date	20-Nov-18	
2.050°r	昌 2	1	⇔1			Distance	1.15km



4/25 Swanpool Avenue Chelsea VIC Sold Price 3196			\$570,000	Sold Date	22-Dec-18
<b>E</b> 2	1 🖳	<b>⇔</b> 1		Distance	1.17km



#### RS = Recent sale UN = Undisclosed Sale

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