## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
LIODEIIA	Ullelea	101	Saic

Address
Including suburb and postcode

12 Arnold Drive 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	\$589,500	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$615,000	Prop	erty type	e Unit		Suburb	Chelsea
Period-from	01 Mar 2019	to	29 Feb 2	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.

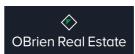
Address of comparable property	Price	Date of sale
23 Pace Crescent Chelsea VIC 3196	\$590,000	01-Nov-19
13 Pace Crescent Chelsea VIC 3196	\$625,000	26-Feb-20
1/76 Swan Walk Chelsea VIC 3196	\$590,000	04-Oct-19

#### 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: 27 March 2020





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23 Pace Crescent Chelsea VIC 3196 Sold Price

\$590,000 Sold Date 01-Nov-19

0.25km Distance

**=** 2

13 Pace Crescent Chelsea VIC 3196 Sold Price

\$625,000 UN Sold Date 26-Feb-20

Distance

0.26km



1/76 Swan Walk Chelsea VIC 3196

Sold Price

\$590,000 Sold Date 04-Oct-19

Distance

0.52km

**RS** = Recent sale

UN = Undisclosed Sale

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