

## 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

12 Arnold Drive 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

\$589,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Mar 2019

to

29 Feb 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



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



23 Pace Crescent Chelsea VIC 3196 Sold Price **\$590,000** Sold Date **01-Nov-19**

2 1 1

Distance **0.25km**



13 Pace Crescent Chelsea VIC 3196 Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **26-Feb-20**

2 1 1

Distance **0.26km**



1/76 Swan Walk Chelsea VIC 3196 Sold Price **\$590,000** Sold Date **04-Oct-19**

2 1 2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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