## 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	18 Parkland Drive, Chelsea Vic 3196
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$740,000	Range between	\$720,000	&	\$740,000
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#### Median sale price

Median price \$7	711,000	Pro	perty Type	Unit		Suburb	Chelsea
Period - From 01	1/01/2024	to	31/12/2024		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	48 Baxter Av CHELSEA 3196	\$825,000	19/10/2024
2	4/15-17 Shenfield Av CHELSEA 3196	\$803,000	12/10/2024
3	10 Bertrand Rd CHELSEA 3196	\$722,500	07/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/03/2025 13:06









Property Type: Unit Land Size: 225 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$720,000 - \$740,000 **Median Unit Price** Year ending December 2024: \$711,000

## Comparable Properties

48 Baxter Av CHELSEA 3196 (REI)





Price: \$825,000 Method:

Date: 19/10/2024 Property Type: House **Agent Comments** 

4/15-17 Shenfield Av CHELSEA 3196 (REI)

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Agent Comments

Date: 12/10/2024

Price: \$803,000 Method:

Property Type: House

10 Bertrand Rd CHELSEA 3196 (REI)





Agent Comments

Price: \$722,500 Method:

Date: 07/09/2024 Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366





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