

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

5 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

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,600

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2020

to

30 Jun 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

7 Pace Crescent Chelsea VIC 3196	\$672,000	21-Apr-21
9 Pace Crescent Chelsea VIC 3196	\$631,000	26-Mar-21
1/52 Thames Promenade Chelsea VIC 3196	\$652,000	13-Apr-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: 07 July 2021

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7 Pace Crescent Chelsea VIC 3196

Sold Price

\$672,000

Sold Date

21-Apr-21

 2

 1

 2

Distance

0.29km



9 Pace Crescent Chelsea VIC 3196

Sold Price

\$631,000

Sold Date

26-Mar-21

 2

 1

 1

Distance

0.29km



1/52 Thames Promenade Chelsea VIC 3196

Sold Price

\$652,000

Sold Date

13-Apr-21

 2

 1

 1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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