

## 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

4/15-19 Dobell 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,250

\*House

\*Unit

Suburb

Chelsea

Period-from

01 Jun 2018

to

31 May 2019

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

3/68 Swan Walk Chelsea VIC 3196	\$480,000	23-Mar-19
4/34 Golden Avenue Bonbeach VIC 3196	\$475,000	05-Feb-19
2/14 Golden Avenue Bonbeach VIC 3196	\$475,000	12-Jan-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.~~

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3/68 Swan Walk Chelsea VIC 3196

Sold Price

RS

\$480,000

Sold Date

23-Mar-19

2

1

1

Distance

0.74km



4/34 Golden Avenue Bonbeach VIC 3196

Sold Price

\$475,000

Sold Date

05-Feb-19

2

1

1

Distance

1.73km



2/14 Golden Avenue Bonbeach VIC 3196

Sold Price

Sold Date

12-Jan-19

2

1

1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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