

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	16/354 Nepean Highway, Chelsea Vic 3196
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Indicative selling price

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

Range between	\$475,000	&	\$520,000
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Median sale price

Median price	\$568,750	House		Unit	X	Suburb	Chelsea
Period - From	01/10/2018	to	31/12/2018	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	Price	Date of sale
1	4/354 Nepean Hwy CHELSEA 3196	\$579,500	22/09/2018
2	2/13 Glenola Rd CHELSEA 3196	\$510,000	02/12/2018
3	16/195 Station St EDITHVALE 3196	\$435,500	29/11/2018

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 six months.



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

December quarter 2018: \$568,750

Comparable Properties



4/354 Nepean Hwy CHELSEA 3196 (REI)

Agent Comments

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Price: \$579,500
Method: Private Sale
Date: 22/09/2018
Rooms: 3
Property Type: Apartment



2/13 Glenola Rd CHELSEA 3196 (REI)

Agent Comments

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Price: \$510,000
Method: Private Sale
Date: 02/12/2018
Rooms: -
Property Type: Unit



16/195 Station St EDITHVALE 3196 (REI)

Agent Comments

 2  1  1

Price: \$435,500
Method: Private Sale
Date: 29/11/2018
Rooms: -
Property Type: Apartment