

# 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

7/354 Nepean Highway 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb

Period-from  to  Source

### 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
4/354 Nepean Highway Chelsea VIC 3196	\$579,500	22-Sep-18
1/487 Nepean Highway Chelsea VIC 3196	\$510,000	08-Oct-18
3/487 Nepean Highway Chelsea VIC 3196	\$540,000	03-Jul-18

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.~~

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OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



4/354 Nepean Highway Chelsea VIC 3196

Sold Price

**\$579,500**

Sold Date

**22-Sep-18**

3 1 1

Distance

-

1/487 Nepean Highway Chelsea VIC 3196

Sold Price

**\$510,000**

Sold Date

**08-Oct-18**

2 1 1

Distance

**1.15km**



3/487 Nepean Highway Chelsea VIC 3196

Sold Price

**\$540,000**

Sold Date

**03-Jul-18**

2 1 1

Distance

**1.16km**

RS = Recent sale

UN = Undisclosed Sale

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