

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

5/1A KELVIN GROVE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2022

to

30 Jun 2023

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

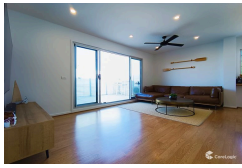
Date of sale

6/4 THE STRAND CHELSEA VIC 3196	\$608,000	22-May-23
3/78 THAMES PROMENADE CHELSEA VIC 3196	\$565,000	14-Feb-23
1/487 NEPEAN HIGHWAY CHELSEA VIC 3196	\$590,000	06-Apr-23

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: 19 July 2023



6/4 THE STRAND CHELSEA VIC 3196

 2  1  1

Sold Price ^{RS} **\$608,000** ^{UN} Sold Date **22-May-23**

Distance **0.59km**



3/78 THAMES PROMENADE CHELSEA VIC 3196

 2  1  1

Sold Price **\$565,000** Sold Date **14-Feb-23**

Distance **0.88km**



1/487 NEPEAN HIGHWAY CHELSEA VIC 3196

 2  1  1

Sold Price **\$590,000** Sold Date **06-Apr-23**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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