

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

3/21 Stayner Street 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2020

to

31 Aug 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

5 Arnold Drive Chelsea VIC 3196	\$707,000	31-Aug-21
3/57 Blantyre Avenue Chelsea VIC 3196	\$670,900	05-Aug-21
2/59 Catherine Avenue Chelsea VIC 3196	\$812,700	31-Jul-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: 29 September 2021



OBrien Real Estate

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5 Arnold Drive Chelsea VIC 3196

Sold Price

^{RS}

\$707,000

Sold Date

31-Aug-21

2

1

1

Distance

0.63km



3/57 Blantyre Avenue Chelsea VIC 3196

Sold Price

\$670,900

Sold Date

05-Aug-21

2

1

2

Distance

0.66km



2/59 Catherine Avenue Chelsea VIC 3196

Sold Price

^{RS}

\$812,700

Sold Date

31-Jul-21

2

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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