# 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

Mediar (\*Delete

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
n sale price					
e house or unit as app	licable)				

Median Price	\$670,000	Prop	erty type Unit		Unit	Suburb	Chelsea
Period-from	01 Sep 2020	to	31 Aug 2	2021 Source Corelog		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



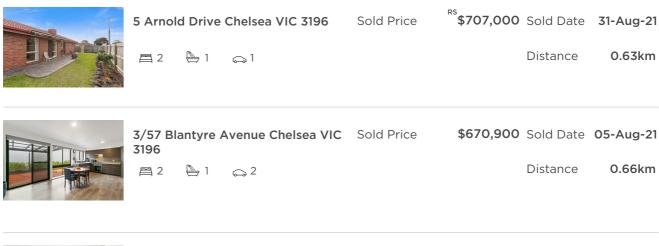
consumer.vic.gov.au

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2/59 C 3196	atherine	Avenue Chelsea VIC Sold Price	<sup>RS</sup> \$812,700	Sold Date	31-Jul-21
<b>E</b> 2	1 🖳	⇔1		Distance	0.75km

#### RS = Recent sale UN = Undisclosed Sale

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