

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

18 Parkland Drive, Chelsea Vic 3196

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$1,010,000

Property Type House

Suburb Chelsea

Period - From 01/10/2023

to 30/09/2024

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	48 Baxter Av CHELSEA 3196	\$825,000	19/10/2024
2	4/15-17 Shenfield Av CHELSEA 3196	\$803,000	12/10/2024
3	10 Bertrand Rd CHELSEA 3196	\$722,500	07/09/2024

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.~~

This Statement of Information was prepared on:

13/01/2025 21:21



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Property Type: Unit
Land Size: 225 sqm approx
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
Year ending September 2024: \$1,010,000

Comparable Properties

48 Baxter Av CHELSEA 3196 (REI)

[Agent Comments](#)

 3  1  1

Price: \$825,000
Method:
Date: 19/10/2024
Property Type: House

4/15-17 Shenfield Av CHELSEA 3196 (REI)

[Agent Comments](#)

 2  1  1

Price: \$803,000
Method:
Date: 12/10/2024
Property Type: House

10 Bertrand Rd CHELSEA 3196 (REI)

[Agent Comments](#)

 2  1  1

Price: \$722,500
Method:
Date: 07/09/2024
Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366