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

10 NEPTUNE STREET CHELSEA HEIGHTS 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	\$840,000	&	\$890,000
onigio i noc	between	φοιο,σσο	<u> </u>	φοσο,σσσ

Median sale price

(*Delete house or unit as applicable)

Median Price	\$935,000	Prope	erty type	ty type House		Suburb	Chelsea Heights
Period-from	01 Apr 2022	to	31 Mar 2	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.

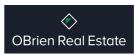
Address of comparable property	Price	Date of sale
244 WELLS ROAD CHELSEA HEIGHTS VIC 3196	\$815,000	13-Jan-23
25 JABIRU DRIVE CHELSEA HEIGHTS VIC 3196	\$870,000	18-Mar-23
22 QUAIL CLOSE CHELSEA HEIGHTS VIC 3196	\$950,000	09-Mar-23

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: 07 April 2023





Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au



244 WELLS ROAD CHELSEA **HEIGHTS VIC 3196**

Sold Price

\$815,000 Sold Date **13-Jan-23**

0.22km Distance



25 JABIRU DRIVE CHELSEA **HEIGHTS VIC 3196**

= 3 ₾ 1 Sold Price

18-Mar-23

Distance 0.6km



22 QUAIL CLOSE CHELSEA **HEIGHTS VIC 3196**

₾ 2

aggregation 2

Sold Price

RS \$950,000 Sold Date 09-Mar-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.