

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

1/347 STATION 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/21 WOODBINE GROVE CHELSEA VIC 3196	\$593,000	19-Mar-22
1/13 ARGYLE AVENUE CHELSEA VIC 3196	\$570,000	25-Feb-22
4/27 ARGYLE AVENUE CHELSEA VIC 3196	\$557,500	01-Mar-22

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.~~

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**2/21 WOODBINE GROVE CHELSEA
VIC 3196**

Sold Price

\$593,000

Sold Date

19-Mar-22

2 1 1

Distance

0.26km



**1/13 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

\$570,000

Sold Date

25-Feb-22

2 1 1

Distance

0.28km



**4/27 ARGYLE AVENUE CHELSEA
VIC 3196**

Sold Price

\$557,500

Sold Date

01-Mar-22

2 1 1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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