

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

2/15-17 Shenfield Avenue 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2018

to

31 Oct 2019

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

6/8 Maury Road Chelsea VIC 3196	\$650,000	24-Oct-19
6/17 Golden Avenue Chelsea VIC 3196	\$675,000	16-Nov-19
2/11 Black Street Chelsea VIC 3196	\$663,000	05-Oct-19

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 November 2019



6/8 Maury Road Chelsea VIC 3196

Sold Price

^{RS} **\$650,000** Sold Date **24-Oct-19**

2 1 1

Distance **0.36km**



6/17 Golden Avenue Chelsea VIC 3196

Sold Price

^{RS} **\$675,000** Sold Date **16-Nov-19**

2 1 1

Distance **0.5km**



2/11 Black Street Chelsea VIC 3196

Sold Price

\$663,000 Sold Date **05-Oct-19**

2 1 1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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