

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

1/51 Blantyre Avenue, Chelsea Vic 3196

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Chelsea

Period - From

01/04/2023

to

31/03/2024

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	1/1a Troy St BONBEACH 3196	\$565,000	12/03/2024
2	4/30 York St BONBEACH 3196	\$550,000	28/03/2024
3	8/37 Broadway BONBEACH 3196	\$550,000	28/03/2024

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:

15/04/2024 16:06



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
Year ending March 2024: \$695,000

Comparable Properties



1/1a Troy St BONBEACH 3196 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit



4/30 York St BONBEACH 3196 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 28/03/2024
Property Type: Unit



8/37 Broadway BONBEACH 3196 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 28/03/2024
Property Type: Unit