

## 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

9/7-13 DOBELL DRIVE CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2022

to

31 Mar 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

3/15-19 DOBELL DRIVE CHELSEA VIC 3196	\$570,000	20-Jan-23
6/149 THAMES PROMENADE CHELSEA HEIGHTS VIC 3196	\$555,000	29-Oct-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.

This Statement of Information was prepared on: 20 April 2023



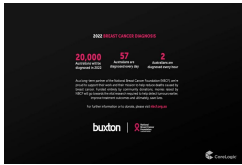
OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**3/15-19 DOBELL DRIVE CHELSEA  
VIC 3196**

Sold Price

**\$570,000**

Sold Date

**20-Jan-23**

2

1

1

Distance

**0.04km**



**6/149 THAMES PROMENADE  
CHELSEA HEIGHTS VIC 3196**

Sold Price

**\$555,000**

Sold Date

**29-Oct-22**

2

1

1

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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