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

18 PARKL	AND DRI	VE CHEI	_SEA	VIC 3	196
1017010					

Indicative selling price

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

Single Price	\$690,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type		Unit	Suburb	Chelsea
Period-from	01 Dec 2023	to	30 Nov 2	2024	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
48 BAXTER AVENUE CHELSEA VIC 3196	\$825,000	19-Oct-24
10 BERTRAND ROAD CHELSEA VIC 3196	\$722,500	07-Sep-24
4/15-17 SHENFIELD AVENUE CHELSEA VIC 3196	\$803,000	12-Oct-24

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: 03 December 2024



consumer.vic.gov.au

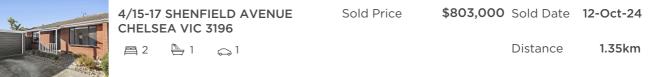


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 48 BAXTER AVENUE CHELSEA VIC Sold Price 3196 □ 3 □ 1 □ □ 1 	\$825,000	Sold Date Distance	19-Oct-24 0.86km
10 BERTRAND ROAD CHELSEA VIC Sold Price 3196 □ □ □ □ □ □ □ □ □ □ □ □	\$722,500	Sold Date Distance	07-Sep-24 1.06km



RS = Recent sale UN = Undisclosed Sale

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