

## 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

10/13-17 Fowler Street Chelsea VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/23 York Street Bonbeach VIC 3196	\$660,000	12-Oct-21
3/26 York Street Bonbeach VIC 3196	\$696,500	09-Oct-21
3/21 Stayner Street Chelsea VIC 3196	\$728,000	08-Oct-21

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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OBrien Real Estate

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5/23 York Street Bonbeach VIC 3196

2 1 1

Sold Price

RS

\$660,000

Sold Date

12-Oct-21

Distance

0.51km



3/26 York Street Bonbeach VIC 3196

2 1 1

Sold Price

RS

\$696,500

Sold Date

09-Oct-21

Distance

0.58km



3/21 Stayner Street Chelsea VIC 3196

2 1 1

Sold Price

RS

\$728,000

Sold Date

08-Oct-21

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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