

## 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

4/9 Stayner 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2019

to

30 Apr 2020

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

2 Stayner Court Chelsea VIC 3196	\$725,000	13-Jan-20
15 Bardoel Court Chelsea VIC 3196	\$670,000	22-Feb-20
31 Orana Crescent Chelsea VIC 3196	\$690,000	24-Apr-20

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: 21 May 2020



**2 Stayner Court Chelsea VIC 3196**

Sold Price

**\$725,000**

Sold Date

**13-Jan-20**

3

2

2

Distance

**0.16km**



**15 Bardoel Court Chelsea VIC 3196**

Sold Price

**\$670,000**

Sold Date

**22-Feb-20**

3

1

1

Distance

**0.18km**



**31 Orana Crescent Chelsea VIC 3196**

Sold Price

**\$690,000<sup>UN</sup>**

Sold Date

**24-Apr-20**

3

2

2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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