

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

10/8 MAURY ROAD CHELSEA VIC 3196

Indicative selling price

For the meaning of this price see 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

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2021

to

31 May 2022

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

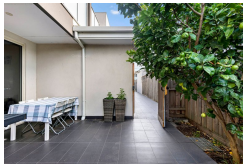
Date of sale

8/8 MAURY ROAD CHELSEA VIC 3196	\$690,000	01-May-22
10/5 MAURY ROAD CHELSEA VIC 3196	\$655,000	26-Mar-22
4/8 MAURY ROAD CHELSEA VIC 3196	\$650,000	30-Nov-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.~~

This Statement of Information was prepared on: 01 June 2022



8/8 MAURY ROAD CHELSEA VIC 3196

Sold Price

^{RS} **\$690,000** Sold Date **01-May-22**

 2  1  1

Distance -



10/5 MAURY ROAD CHELSEA VIC 3196

Sold Price

\$655,000 Sold Date **26-Mar-22**

 2  1  1

Distance **0.08km**



4/8 MAURY ROAD CHELSEA VIC 3196

Sold Price

\$650,000 Sold Date **30-Nov-21**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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