

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

17/334-339 Station Street 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2020

to

30 Apr 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

4/4 The Strand Chelsea VIC 3196	\$545,000	25-Nov-20
3/1A Thames Promenade Chelsea VIC 3196	\$540,000	31-Mar-21
3/43 Patterson Street Bonbeach VIC 3196	\$492,000	16-Dec-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: 17 May 2021



OBrien Real Estate

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4/4 The Strand Chelsea VIC 3196

Sold Price

\$545,000

Sold Date **25-Nov-20**

2 1 1

Distance **0.15km**



3/1A Thames Promenade Chelsea VIC 3196

Sold Price

^{RS} **\$540,000**

Sold Date **31-Mar-21**

2 1 1

Distance **0.28km**



3/43 Patterson Street Bonbeach VIC 3196

Sold Price

\$492,000

Sold Date **16-Dec-20**

2 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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