

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

19/334-339 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

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

17/334-339 Station Street Chelsea VIC 3196	\$520,000	25-May-21
5/48 Sherwood Avenue Chelsea VIC 3196	\$520,000	01-Jul-19
19/533-535 Nepean Highway Bonbeach VIC 3196	\$514,000	09-Aug-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: 22 November 2021



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**17/334-339 Station Street Chelsea
VIC 3196**

Sold Price

\$520,000

Sold Date

25-May-21

2

1

1

Distance

-



**5/48 Sherwood Avenue Chelsea
VIC 3196**

Sold Price

Sold Date

01-Jul-19

2

1

-

Distance

0.54km



**19/533-535 Nepean Highway
Bonbeach VIC 3196**

Sold Price

\$514,000

Sold Date

09-Aug-21

2

1

1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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