

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

2/334-339 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2023

to

30 Jun 2024

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

5/39 SWAN WALK CHELSEA VIC 3196	\$500,000	30-Apr-24
2/5 MAURY ROAD CHELSEA VIC 3196	\$535,000	13-Feb-24
5/26 GLENOLA ROAD CHELSEA VIC 3196	\$545,000	03-Feb-24

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: 15 July 2024


5/39 SWAN WALK CHELSEA VIC 3196

Sold Price

\$500,000

 Sold Date **30-Apr-24**
 2  1  1

 Distance **0.59km**

2/5 MAURY ROAD CHELSEA VIC 3196

Sold Price

\$535,000

 Sold Date **13-Feb-24**
 2  1  1

 Distance **0.36km**

5/26 GLENOLA ROAD CHELSEA VIC 3196

Sold Price

\$545,000

 Sold Date **03-Feb-24**
 2  1  1

 Distance **0.6km**
RS = Recent sale

UN = Undisclosed Sale

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