

## 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

3/13-17 Fowler 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

\$665,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2020

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 10/13-17 Fowler Street Chelsea VIC 3196 | \$710,000 | 22-Nov-21 |
| 3/15-17 Woodbine Grove Chelsea VIC 3196 | \$665,000 | 04-Nov-21 |
| 1/56 Catherine Avenue Chelsea VIC 3196  | \$695,000 | 12-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: 14 December 2021


**10/13-17 Fowler Street Chelsea VIC 3196**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**22-Nov-21**
 2

 1

 1

Distance

-


**3/15-17 Woodbine Grove Chelsea VIC 3196**

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**04-Nov-21**
 2

 1

 1

Distance

**0.46km**

**1/56 Catherine Avenue Chelsea VIC 3196**

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**12-Nov-21**
 2

 1

 1

Distance

**0.54km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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