

## 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

55A Chelsea Road 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

House

Suburb

Chelsea

Period-from

01 Sep 2020

to

31 Aug 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

65 Catherine Avenue Chelsea VIC 3196	\$915,000	07-Aug-21
1/44 Third Avenue Chelsea Heights VIC 3196	\$910,000	28-Aug-21
22 Amaroo Drive Chelsea Heights VIC 3196	\$950,000	20-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: 23 September 2021



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**65 Catherine Avenue Chelsea VIC 3196**

Sold Price

<sup>RS</sup>

**\$915,000**

Sold Date

**07-Aug-21**



-



2



2

Distance

**0.21km**



**1/44 Third Avenue Chelsea Heights VIC 3196**

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**28-Aug-21**



3



2



1

Distance

**1.24km**



**22 Amaroo Drive Chelsea Heights VIC 3196**

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**20-Aug-21**



3



2



1

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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