

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

6/334-339 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2022

to

31 May 2023

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

1/487 NEPEAN HIGHWAY CHELSEA VIC 3196	\$590,000	06-Apr-23
20/18-22 GOLDEN AVENUE BONBEACH VIC 3196	\$586,000	13-May-23
6/34 GOLDEN AVENUE BONBEACH VIC 3196	\$575,000	21-Dec-22

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 June 2023



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**1/487 NEPEAN HIGHWAY
CHELSEA VIC 3196**

2 1 1

Sold Price **\$590,000** Sold Date **06-Apr-23**

Distance **0.6km**



**20/18-22 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 1

Sold Price ^{RS} **\$586,000** Sold Date **13-May-23**

Distance **0.74km**



**6/34 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 1

Sold Price **\$575,000** Sold Date **21-Dec-22**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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