

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

9/7-13 DOBELL DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2022

to

31 Mar 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

3/15-19 DOBELL DRIVE CHELSEA VIC 3196	\$570,000	20-Jan-23
6/149 THAMES PROMENADE CHELSEA HEIGHTS VIC 3196	\$555,000	29-Oct-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: 20 April 2023



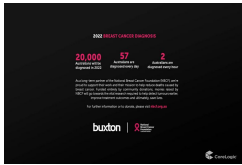
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**3/15-19 DOBELL DRIVE CHELSEA
VIC 3196**

Sold Price

\$570,000

Sold Date

20-Jan-23

2

1

1

Distance

0.04km



**6/149 THAMES PROMENADE
CHELSEA HEIGHTS VIC 3196**

Sold Price

\$555,000

Sold Date

29-Oct-22

2

1

1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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