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	4/21 GOLDEN AVENUE 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	$645,000	&	$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	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.

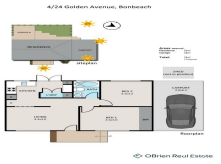
Address of comparable property	Price	Date of sale
4/24 GOLDEN AVENUE BONBEACH VIC 3196	$620,000	08-Jun-23
2/34 EMBANKMENT GROVE CHELSEA VIC 3196	$655,000	05-May-23
2/78 THAMES PROMENADE CHELSEA VIC 3196	$630,000	08-Apr-23

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: 29 June 2023

OBrien Real Estate
Ebony Warnecke
M 0452093030
E ebony.warnecke@obrienrealestate.com.au



4/24 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$620,000** Sold Date **08-Jun-23**

Distance **0.13km**



2/34 EMBANKMENT GROVE CHELSEA VIC 3196

2 1 1

Sold Price **$655,000** Sold Date **05-May-23**

Distance **1.02km**



2/78 THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price RS **$630,000** Sold Date **08-Apr-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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