Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	11/9 Golden Avenue, CHELSEA

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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median price	$520,000	*House		*Unit	X	Suburb	CHELSEA
Period - From	June 2016	to	May 2017	Source	Core Logic		

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 six 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. 1/37 Broadway, BONBEACH	$ 482,000	29 Jan 2017
2. 2/8 Bondi Road, BONBEACH	$ 400,000	04 April 2017
3. 26/9 Chelbarra Court, CHELSEA	$ 448,000	17 Dec 2016

OBrien Real Estate