OBrien Real Estate
Tanja Neven - Jones
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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	3/7-13 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	$505,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	~~*House~~		*Unit	X	Suburb	Chelsea
Period-from	01 Aug 2018	to	31 Jul 2019			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
4/15-19 Dobell Drive Chelsea VIC 3196	$482,050	21-Jun-19
4/15-19 Dobell Drive Chelsea VIC 3196	$482,050	21-Jun-19
8 Jacksons Road Chelsea VIC 3196	$500,000	29-May-18

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.~~

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4/15-19 Dobell Drive Chelsea VIC 3196

2 - -

Sold Price **$482,050** Sold Date **21-Jun-19**

Distance **0.07km**



2 1 1

Sold Price

Sold Date **21-Jun-19**

Distance **0.09km**

8 Jacksons Road Chelsea VIC 3196

2 1 -

Sold Price **$500,000** Sold Date **29-May-18**

Distance **0.4km**

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

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