OBrien Real Estate
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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	3/58 Chelsea Road 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	$449,500	~~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
5/8 York Street Bonbeach VIC 3196	$435,000	21-Feb-19
2/9-11 York Street Bonbeach VIC 3196	$440,000	15-May-19
2/13 Golden Avenue Chelsea VIC 3196	$447,500	05-Mar-19

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: 19 August 2019

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5/8 York Street Bonbeach VIC 3196 Sold Price **$435,000** Sold Date **21-Feb-19**

2 1 1 Distance **1.3km**



2/9-11 York Street Bonbeach VIC 3196 Sold Price **$440,000** Sold Date **15-May-19**

2 1 1 Distance **1.2km**



2/13 Golden Avenue Chelsea VIC 3196 Sold Price **$447,500** Sold Date **05-Mar-19**

2 1 1 Distance **0.77km**

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

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