OBrien Real Estate
Claude Makdesi
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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	6/5 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	$465,000	&	$500,000

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
4/13 Golden Avenue Chelsea VIC 3196	$481,500	04-Mar-19
3/16-18 York Street Bonbeach VIC 3196	$490,000	21-Jun-19
2/34 Thames Promenade Chelsea VIC 3196	$493,000	13-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.~~

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4/13 Golden Avenue Chelsea VIC 3196

2 1 1

Sold Price **$481,500** Sold Date **04-Mar-19**

Distance **0.08km**



3/16-18 York Street Bonbeach VIC 3196

2 1 1

Sold Price **$490,000** Sold Date **21-Jun-19**

Distance **0.51km**



2/34 Thames Promenade Chelsea VIC 3196

2 1 1

Sold Price **$493,000** Sold Date **13-Mar-19**

Distance **0.89km**

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

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