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	14/7-13 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~~		or range between	$475,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2018	to	30 Sep 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
3/7-13 Dobell Drive Chelsea VIC 3196	$505,000	15-Aug-19
14 Arnold Drive Chelsea VIC 3196	$557,000	28-Dec-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.~~

This Statement of Information was prepared on: 10 October 2019

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4/15-19 Dobell Drive Chelsea VIC 3196

2 1 1

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

Distance **0.04km**



3/7-13 Dobell Drive Chelsea VIC 3196

2 1 1

Sold Price **$505,000** Sold Date **15-Aug-19**

Distance **0.05km**



14 Arnold Drive Chelsea VIC 3196

2 1 1

Sold Price **$557,000** Sold Date **28-Dec-18**

Distance **0.18km**

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

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