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	1/45 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~~		or range between	$520,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Sep 2019	to	31 Aug 2020	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
1/59 Thames Promenade Chelsea VIC 3196	$558,000	15-May-20
1/24 Sherwood Avenue Chelsea VIC 3196	$580,000	25-Feb-20
5/28 Sherwood Avenue Chelsea VIC 3196	$560,000	29-Feb-20

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: 08 September 2020

OBrien Real Estate
Tanja Neven - Jones
P 9772 7077
M 0408 664 429
E t.nevenjones@obrienrealestate.com.au



1/59 Thames Promenade Chelsea VIC 3196

2 1 2

Sold Price **$558,000** Sold Date **15-May-20**

Distance **0.29km**



1/24 Sherwood Avenue Chelsea VIC 3196

2 1 2

Sold Price **$580,000** Sold Date **25-Feb-20**

Distance **0.37km**



5/28 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price **$560,000** Sold Date **29-Feb-20**

Distance **0.39km**

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

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