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	3/347 Nepean Highway 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Jan 2020	to	31 Dec 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
3/12 Tarella Road Chelsea VIC 3196	$577,000	21-Oct-20
2/4 Embankment Grove Chelsea VIC 3196	$595,000	18-Jan-21
1/45 Chelsea Road Chelsea VIC 3196	$555,000	08-Oct-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: 25 January 2021

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



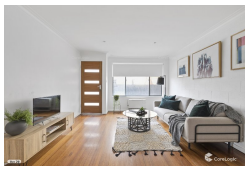
3/12 Tarella Road Chelsea VIC 3196 Sold Price **$577,000** Sold Date **21-Oct-20**

2 1 2 Distance **0.22km**



2/4 Embankment Grove Chelsea VIC 3196 Sold Price RS **$595,000** UN Sold Date **18-Jan-21**

2 1 1 Distance **0.29km**



1/45 Chelsea Road Chelsea VIC 3196 Sold Price **$555,000** Sold Date **08-Oct-20**

2 1 1 Distance **0.68km**

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

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