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	12/372-373 Station Street 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Chelsea
Period-from	01 May 2020	to	30 Apr 2021	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
14/372-373 Station Street Chelsea VIC 3196	$575,000	05-Nov-20
4/12 Argyle Avenue Chelsea VIC 3196	$626,000	29-Apr-21
2/25 Glenola Road Chelsea VIC 3196	$615,000	07-Mar-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: 20 May 2021

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



14/372-373 Station Street Chelsea VIC 3196

2 1 1

Sold Price **$575,000** Sold Date **05-Nov-20**

Distance **0.01km**



4/12 Argyle Avenue Chelsea VIC 3196

2 1 1

Sold Price RS **$626,000** Sold Date **29-Apr-21**

Distance **0.19km**



2/25 Glenola Road Chelsea VIC 3196

- 1 1

Sold Price **$615,000** Sold Date **07-Mar-20**

Distance **0.25km**

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

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