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	5/297 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	$795,000	&	$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Mar 2021	to	28 Feb 2022	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
5 BANJO CIRCUIT BONBEACH VIC 3196	$815,000	22-Jun-21
2/12 ELLA GROVE CHELSEA VIC 3196	$830,000	08-Feb-21
6/19 NORTHCLIFFE ROAD EDITHVALE VIC 3196	$850,000	16-Jun-21

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: 15 March 2022

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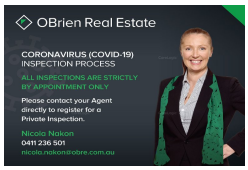

5 BANJO CIRCUIT BONBEACH VIC 3196

3 2 2

Sold Price **$815,000** Sold Date **22-Jun-21**

Distance **-**



2/12 ELLA GROVE CHELSEA VIC 3196

3 2 2

Sold Price **$830,000** Sold Date **08-Feb-21**

Distance **-**



6/19 NORTHCLIFFE ROAD EDITHVALE VIC 3196

3 2 2

Sold Price **$850,000** Sold Date **16-Jun-21**

Distance **-**

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

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