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	2/7-13 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2020	to	30 Sep 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
13/15-19 Dobell Drive Chelsea VIC 3196	$583,000	24-May-21
2/59 Thames Promenade Chelsea VIC 3196	$545,000	29-Aug-21
2/4-6 Bridges Avenue Edithvale VIC 3196	$581,000	15-May-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 October 2021

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13/15-19 Dobell Drive Chelsea VIC 3196

2 1 1

Sold Price **$583,000** Sold Date **24-May-21**

Distance **0.09km**



2/59 Thames Promenade Chelsea VIC 3196

2 1 1

Sold Price **$545,000** Sold Date **29-Aug-21**

Distance **0.75km**



2/4-6 Bridges Avenue Edithvale VIC 3196

2 1 1

Sold Price **$581,000** Sold Date **15-May-21**

Distance **1.02km**

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

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