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	3/58 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Nov 2020	to	31 Oct 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
2/59 Thames Promenade Chelsea VIC 3196	$545,000	29-Aug-21
1/25 Woodbine Grove Chelsea VIC 3196	$595,000	08-May-21
2/347 Nepean Highway Chelsea VIC 3196	$585,000	22-Jul-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: 03 November 2021

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2/59 Thames Promenade Chelsea VIC 3196

2 1 1

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

Distance **0.3km**



1/25 Woodbine Grove Chelsea VIC 3196

2 1 1

Sold Price **$595,000** Sold Date **08-May-21**

Distance **0.4km**



2/347 Nepean Highway Chelsea VIC 3196

2 1 2

Sold Price RS **$585,000** Sold Date **22-Jul-21**

Distance **0.73km**

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

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