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	3/13-17 Fowler 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	$665,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$678,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Dec 2020	to	30 Nov 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
10/13-17 Fowler Street Chelsea VIC 3196	$710,000	22-Nov-21
3/15-17 Woodbine Grove Chelsea VIC 3196	$665,000	04-Nov-21
1/56 Catherine Avenue Chelsea VIC 3196	$695,000	12-Nov-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: 14 December 2021

OBrien Real Estate
Ebony Warnecke
M 0452093030
E ebony.warnecke@obrienrealestate.com.au



10/13-17 Fowler Street Chelsea VIC 3196

2 1 1

Sold Price RS **$710,000** Sold Date **22-Nov-21**

Distance **-**



3/15-17 Woodbine Grove Chelsea VIC 3196

2 1 1

Sold Price RS **$665,000** Sold Date **04-Nov-21**

Distance **0.46km**



1/56 Catherine Avenue Chelsea VIC 3196

2 1 1

Sold Price RS **$695,000** Sold Date **12-Nov-21**

Distance **0.54km**

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

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