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	3/11 Bath 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Jul 2019	to	30 Jun 2020	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
7/354 Nepean Highway Chelsea VIC 3196	$505,000	09-Jul-19
16/354 Nepean Highway Chelsea VIC 3196	$530,000	13-Apr-19
4/7 Glenola Road Chelsea VIC 3196	$550,000	24-Apr-19

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: 24 July 2020

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7/354 Nepean Highway Chelsea VIC 3196

2 1 1

Sold Price **$505,000** Sold Date **09-Jul-19**

Distance **0.55km**

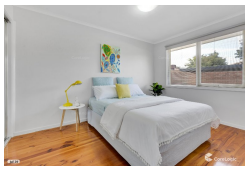


16/354 Nepean Highway Chelsea VIC 3196

2 1 1

Sold Price **$530,000** Sold Date **13-Apr-19**

Distance **0.55km**



4/7 Glenola Road Chelsea VIC 3196

2 1 1

Sold Price **$550,000** Sold Date **24-Apr-19**

Distance **0.52km**

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

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