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	2/44 JABIRU DRIVE CHELSEA HEIGHTS 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$766,000	Property type	Unit	Suburb	Chelsea Heights
Period-from	01 Sep 2021	to	31 Aug 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
2/37 ELLA GROVE CHELSEA VIC 3196	$630,000	28-May-22
10/5 MAURY ROAD CHELSEA VIC 3196	$655,000	26-Mar-22
4/34 BROADWAY BONBEACH VIC 3196	$660,000	07-Jul-22

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: 17 September 2022

OBrien Real Estate
Kimberley Ferguson
M 0413667228
E kimberley.ferguson@obrienrealestate.com.



2/37 ELLA GROVE CHELSEA VIC 3196

2 1 1

Sold Price **$630,000** Sold Date **28-May-22**

Distance **1.47km**



10/5 MAURY ROAD CHELSEA VIC 3196

2 1 1

Sold Price **$655,000** Sold Date **26-Mar-22**

Distance **1.82km**



4/34 BROADWAY BONBEACH VIC 3196

2 1 2

Sold Price **$660,000** Sold Date **07-Jul-22**

Distance **1.5km**

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

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