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<br>Including suburb and postcode | 35 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 | $870,000 | & | $957,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,140,500 | Property type | House | Suburb | Chelsea |
| Period-from | 01 Jan 2024 | to | 31 Dec 2024 | 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 |
|---|---|---|
| 22 FOWLER STREET BONBEACH VIC 3196 | $950,000 | 26-Oct-24 |
| 41 BLANTYRE AVENUE CHELSEA VIC 3196 | $930,000 | 18-Oct-24 |
| 21 CROSS ROAD CHELSEA VIC 3196 | $905,000 | 16-Nov-24 |

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: 08 January 2025

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**22 FOWLER STREET BONBEACH VIC 3196**

3 2 2

Sold Price **$950,000** Sold Date **26-Oct-24**

Distance **1.11km**



**41 BLANTYRE AVENUE CHELSEA VIC 3196**

3 2 2

Sold Price **$930,000** Sold Date **18-Oct-24**

Distance **0.1km**



**21 CROSS ROAD CHELSEA VIC 3196**

3 2 2

Sold Price RS **$905,000** Sold Date **16-Nov-24**

Distance **0.39km**

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

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