

## 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

3/2 SEVENTH AVENUE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Jun 2021

to

31 May 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 12/97 BROADWAY BONBEACH VIC 3196 | \$700,000 | 16-Mar-22 |
| 8/11 BROADWAY BONBEACH VIC 3196  | \$700,000 | 06-May-22 |
| 36A WALKERS ROAD CARRUM VIC 3197 | \$750,000 | 13-Dec-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: 18 June 2022



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**12/97 BROADWAY BONBEACH VIC** Sold Price **\$700,000** Sold Date **16-Mar-22**

3 1 1

Distance -



**8/11 BROADWAY BONBEACH VIC** Sold Price Sold Date **06-May-22**

3 1 1

Distance -



**36A WALKERS ROAD CARRUM VIC** Sold Price **\$750,000** Sold Date **13-Dec-21**

3 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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