

## 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

5 Chadwell Lane Chelsea 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

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Chelsea

Period-from

01 Oct 2020

to

30 Sep 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 12 Shenfield Avenue Bonbeach VIC 3196 | \$1,950,000 | 11-Sep-21 |
| 2 Marina Grove Bonbeach VIC 3196      | \$2,750,000 | 04-Jul-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: 28 October 2021



**12 Shenfield Avenue Bonbeach VIC 3196**

Sold Price

<sup>RS</sup> **\$1,950,000**

Sold Date

**11-Sep-21**

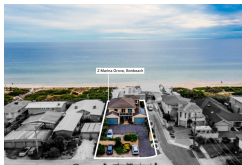
 4  2  2

Distance

**0.08km**

#### Notes from your agent

Rear laneway access, making it very desirable for developers. Beachside.



**2 Marina Grove Bonbeach VIC 3196**

Sold Price

**\$2,750,000**

Sold Date

**04-Jul-21**

 4  2  4

Distance

**0.6km**

#### Notes from your agent

Large family home with great views. Backing onto LSC, a busier location.

**RS** = Recent sale

**UN** = Undisclosed Sale

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