

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

5/13-17 FOWLER 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2021

to

30 Jun 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

5/394-395 STATION STREET BONBEACH VIC 3196	\$605,000	24-Feb-22
50/97 BROADWAY BONBEACH VIC 3196	\$625,000	01-Feb-22
1/24 THAMES PROMENADE CHELSEA VIC 3196	\$625,000	12-Feb-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: 12 July 2022



OBrien Real Estate

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**5/394-395 STATION STREET
BONBEACH VIC 3196**

2 1 1

Sold Price

\$605,000

Sold Date **24-Feb-22**

Distance

0.6km



**50/97 BROADWAY BONBEACH
VIC 3196**

2 1 1

Sold Price

\$625,000

Sold Date **01-Feb-22**

Distance

0.63km



**1/24 THAMES PROMENADE
CHELSEA VIC 3196**

2 1 1

Sold Price

Sold Date **12-Feb-22**

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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