

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

13 SCOTCH PARADE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,940

Property type

House

Suburb

Chelsea

Period-from

01 Aug 2021

to

31 Jul 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

35 PACE CRESCENT CHELSEA VIC 3196	\$660,000	30-Apr-22
28 BAXTER AVENUE CHELSEA VIC 3196	\$650,000	20-Mar-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.

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OBrien Real Estate

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35 PACE CRESCENT CHELSEA VIC 3196

Sold Price

\$660,000

Sold Date

30-Apr-22

2

1

1

Distance

1.15km

28 BAXTER AVENUE CHELSEA VIC 3196

Sold Price

\$650,000

Sold Date

20-Mar-22

2

1

1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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