

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

15/8 MAURY 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

\$499,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/26 SHERWOOD AVENUE CHELSEA VIC 3196	\$485,000	24-Jul-23
2/61 BLANTYRE AVENUE CHELSEA VIC 3196	\$500,000	02-Jul-23
3/27 BROADWAY BONBEACH VIC 3196	\$505,000	09-Sep-23

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: 23 October 2023


**2/26 SHERWOOD AVENUE
CHELSEA VIC 3196**

 2
  1
  1

Sold Price

\$485,000

Sold Date

24-Jul-23

Distance

0.51km

**2/61 BLANTYRE AVENUE CHELSEA
VIC 3196**

 2
  1
  1

Sold Price

\$500,000

Sold Date

02-Jul-23

Distance

0.83km

**3/27 BROADWAY BONBEACH VIC
3196**

 2
  1
  1

Sold Price

^{RS} **\$505,000**

Sold Date

09-Sep-23

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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