

## 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

2/36 BLANTYRE AVENUE CHELSEA VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/367-369 NEPEAN HIGHWAY CHELSEA VIC 3196

\$895,000

14-Aug-24

2/47 FOWLER STREET BONBEACH VIC 3196

\$920,000

20-Jun-24

1/27 IVAN AVENUE EDITHVALE VIC 3196

\$945,000

15-Jun-24

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: 27 August 2024

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**6/367-369 NEPEAN HIGHWAY  
CHELSEA VIC 3196**

 3  2  2

Sold Price

<sup>RS</sup>

**\$895,000**

Sold Date

**14-Aug-24**

Distance

**0.51km**



**2/47 FOWLER STREET BONBEACH  
VIC 3196**

 3  2  2

Sold Price

<sup>RS</sup>

**\$920,000**

Sold Date

**20-Jun-24**

Distance

**0.93km**



**1/27 IVAN AVENUE EDITHVALE  
VIC 3196**

 3  2  2

Sold Price

<sup>RS</sup>

**\$945,000**

Sold Date

**15-Jun-24**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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