

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

4 PARKLAND DRIVE 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2024

to

31 Jan 2025

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

99A BERRY AVENUE EDITHVALE VIC 3196	\$800,000	23-Nov-24
5/15 YORK STREET BONBEACH VIC 3196	\$825,000	03-Oct-24
2/20 LARA PLACE PATTERSON LAKES VIC 3197	\$845,000	28-Aug-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: 18 February 2025

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**99A BERRY AVENUE EDITHVALE
VIC 3196**

 3  1  2

Sold Price

\$800,000

Sold Date **23-Nov-24**

Distance **1.64km**



**5/15 YORK STREET BONBEACH
VIC 3196**

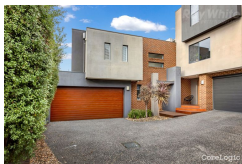
 3  2  2

Sold Price

\$825,000

Sold Date **03-Oct-24**

Distance **1.11km**



**2/20 LARA PLACE PATTERSON
LAKES VIC 3197**

 3  2  2

Sold Price

\$845,000

Sold Date **28-Aug-24**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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