

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

4/4 The Strand 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2019

to

31 Oct 2020

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

5/24 Sherwood Avenue Chelsea VIC 3196	\$570,000	13-Jun-20
1/45 Chelsea Road Chelsea VIC 3196	\$555,000	14-Oct-20
6/6 Harding Avenue Bonbeach VIC 3196	\$565,000	21-May-20

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: 11 November 2020


5/24 Sherwood Avenue Chelsea VIC 3196

 2
  1
  1

Sold Price

\$570,000

Sold Date

13-Jun-20

Distance

0.47km

1/45 Chelsea Road Chelsea VIC 3196

 2
  1
  1

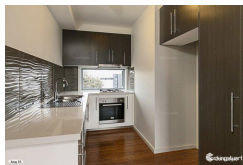
Sold Price

^{RS} **\$555,000**

Sold Date

14-Oct-20

Distance

0.55km

6/6 Harding Avenue Bonbeach VIC 3196

 2
  1
  1

Sold Price

\$565,000

Sold Date

21-May-20

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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