

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

2/6 Blantyre Avenue 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

\$895,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/48 Blantyre Avenue Chelsea VIC 3196	\$930,000	11-Jan-21
4 Bertrand Road Chelsea VIC 3196	\$942,500	30-Dec-20
1/39 Argyle Avenue Chelsea VIC 3196	\$999,999	19-Feb-21

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: 06 April 2021



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1/48 Blantyre Avenue Chelsea VIC 3196

Sold Price

\$930,000

Sold Date

11-Jan-21

3

2

2

Distance

0.32km



4 Bertrand Road Chelsea VIC 3196

Sold Price

^{RS} **\$942,500**

Sold Date

30-Dec-20

3

2

1

Distance

0.49km



1/39 Argyle Avenue Chelsea VIC 3196

Sold Price

^{RS} **\$999,999**

Sold Date

19-Feb-21

4

3

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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