

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

53 Arnold 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2020

to

30 Sep 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

3/65 Chelsea Road Chelsea VIC 3196	\$700,000	29-Jun-21
3/57 Blantyre Avenue Chelsea VIC 3196	\$670,900	05-Aug-21
2/22 Chelsea Road Chelsea VIC 3196	\$670,000	01-Jun-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.~~

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3/65 Chelsea Road Chelsea VIC 3196

Sold Price

\$700,000

Sold Date

29-Jun-21

2

1

1

Distance

0.63km



3/57 Blantyre Avenue Chelsea VIC 3196

Sold Price

\$670,900

Sold Date

05-Aug-21

2

1

2

Distance

0.81km



2/22 Chelsea Road Chelsea VIC 3196

Sold Price

\$670,000

Sold Date

01-Jun-21

2

2

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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