

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

4/488-489 NEPEAN HIGHWAY 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/334-339 STATION STREET CHELSEA VIC 3196	\$570,000	06-Oct-23
8/11 BATH STREET CHELSEA VIC 3196	\$568,000	30-Oct-23
5/1A KELVIN GROVE CHELSEA VIC 3196	\$560,000	24-Jul-23

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: 10 November 2023



**4/334-339 STATION STREET
CHELSEA VIC 3196**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **06-Oct-23**

Distance **0.61km**



**8/11 BATH STREET CHELSEA VIC
3196**

 2  1  1

Sold Price ^{RS} **\$568,000** Sold Date **30-Oct-23**

Distance **0.62km**



**5/1A KELVIN GROVE CHELSEA VIC
3196**

 2  2  1

Sold Price **\$560,000** Sold Date **24-Jul-23**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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