

# 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 43 Orana Crescent, Chelsea Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$680,000

### Median sale price

Median price \$682,000 Property Type Unit Suburb Chelsea

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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	14 Stayner Ct CHELSEA 3196	\$675,000	12/11/2023
2	18 Stayner St CHELSEA 3196	\$669,000	09/12/2023
3	1/19 Glenola Rd CHELSEA 3196	\$648,000	06/04/2024

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 six months.~~

This Statement of Information was prepared on: 30/04/2024 12:01



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**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 301 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$680,000  
**Median Unit Price**  
 March quarter 2024: \$682,000

## Comparable Properties



**14 Stayner Ct CHELSEA 3196 (REI/VG)**

Agent Comments

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**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 12/11/2023  
**Property Type:** Unit  
**Land Size:** 197 sqm approx



**18 Stayner St CHELSEA 3196 (REI/VG)**

Agent Comments

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**Price:** \$669,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** Unit  
**Land Size:** 190 sqm approx



**1/19 Glenola Rd CHELSEA 3196 (REI)**

Agent Comments

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**Price:** \$648,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** Unit

Account - Barry Plant | P: 03 9586 0500