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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$630,000		&		\$680,000			
Median sale p	rice							
Median price	\$682,000	Pro	operty Type	Unit			Suburb	Chelsea
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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









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)



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

Agent Comments



Price: \$669,000 Method: Auction Sale Date: 09/12/2023 Property Type: Unit

Land Size: 190 sqm approx

2

1/19 Glenola Rd CHELSEA 3196 (REI)

18 Stayner St CHELSEA 3196 (REI/VG)

6 1



Agent Comments

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

Account - Barry Plant | P: 03 9586 0500



propertydata

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