

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

5/354 Nepean Highway, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$528,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Chelsea

Period - From 02/11/2022 to 01/11/2023 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	5/4 The Strand CHELSEA 3196	\$525,000	26/07/2023
2	16/8 Maury Rd CHELSEA 3196	\$515,000	23/06/2023
3	112/195 Station St EDITHVALE 3196	\$455,000	22/09/2023

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:

02/11/2023 08:24

5/354 Nepean Highway, Chelsea Vic 3196



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
02/11/2022 - 01/11/2023: \$616,000

Comparable Properties



5/4 The Strand CHELSEA 3196 (REI/VG)

Agent Comments

 2  1  1

Price: \$525,000
Method: Private Sale
Date: 26/07/2023
Property Type: Unit



16/8 Maury Rd CHELSEA 3196 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000
Method: Private Sale
Date: 23/06/2023
Property Type: Unit



112/195 Station St EDITHVALE 3196 (REI)

Agent Comments

 2  1  1

Price: \$455,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment

Account - Jellis Craig



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