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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$480,000		&		\$528,000			
Median sale p	rice							
Median price	\$616,000	Pro	operty Type	Unit			Suburb	Chelsea
Period - From	02/11/2022	to	01/11/2023		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.

Add	dress 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

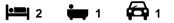
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/11/2023 08:24







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)



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

Agent Comments

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

Agent Comments

Agent Comments

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

112/195 Station St EDITHVALE 3196 (REI)



Price: \$455,000

Method: Private Sale Date: 22/09/2023 Property Type: Apartment

Account - Jellis Craig



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