

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

7 BLANTYRE AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Chelsea

Period-from

01 Aug 2022

to

31 Jul 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

15 CATHERINE AVENUE CHELSEA VIC 3196	\$1,065,000	01-Apr-23
24 IVAN AVENUE EDITHVALE VIC 3196	\$1,235,000	12-Apr-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: 04 August 2023

**15 CATHERINE AVENUE CHELSEA
VIC 3196**

3 1 1

Sold Price **\$1,065,000** Sold Date **01-Apr-23**Distance **0.11km****24 IVAN AVENUE EDITHVALE VIC
3196**

3 1 2

Sold Price **\$1,235,000** Sold Date **12-Apr-23**Distance **1.4km****RS** = Recent sale **UN** = Undisclosed Sale

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