

# 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 8/334-339 Station Street, Chelsea, VIC 3196

### Indicative selling price

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

Single price \$600,000 or range between &

### Median sale price

Median price \$700,000 Property type Unit Suburb CHELSEA  
Period - From 13/03/2023 to 12/03/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property            | Price     | Date of sale |
|---|---|-----------|--------------|
| 1 | 4/334-339 Station Street Chelsea Vic 3196 | \$570,000 | 2023-10-05   |
| 2 | 16/354 Nepean Highway Chelsea Vic 3196    | \$595,000 | 2024-02-28   |
| 3 | 4/488-489 Nepean Highway Chelsea Vic 3196 | \$595,000 | 2023-12-04   |

This Statement of Information was prepared on: 13/03/2024

