

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

4/15-19 DOBELL DRIVE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2024

to

30 Apr 2025

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

5/12 EMBANKMENT GROVE CHELSEA VIC 3196	\$600,000	12-Nov-24
2/26 EMBANKMENT GROVE CHELSEA VIC 3196	\$601,000	15-Mar-25
1/3 SHERWOOD AVENUE CHELSEA VIC 3196	\$615,000	22-Nov-24

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: 01 May 2025

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E josh.runatay@obrienrealestate.com.au**5/12 EMBANKMENT GROVE
CHELSEA VIC 3196**

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Sold Price **\$600,000** Sold Date **12-Nov-24**Distance **1.15km****2/26 EMBANKMENT GROVE
CHELSEA VIC 3196**

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Sold Price **\$601,000** Sold Date **15-Mar-25**Distance **1.01km****1/3 SHERWOOD AVENUE CHELSEA
VIC 3196**

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Sold Price **\$615,000** Sold Date **22-Nov-24**Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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