

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

13/15-19 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2020

to

30 Apr 2021

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

3/15-19 Dobell Drive Chelsea VIC 3196	\$525,000	05-Dec-20
4/28 Sherwood Avenue Chelsea VIC 3196	\$530,000	01-Mar-21
2/28 Sherwood Avenue Chelsea VIC 3196	\$485,000	15-Dec-20

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: 10 May 2021

**OBrien Real Estate**

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**3/15-19 Dobell Drive Chelsea VIC 3196**

2 1 1

Sold Price

\$525,000Sold Date **05-Dec-20**Distance **0.05km****4/28 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price

\$530,000Sold Date **01-Mar-21**Distance **1.28km****2/28 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price

\$485,000Sold Date **15-Dec-20**Distance **1.27km****29 Dobell Drive Chelsea VIC 3196**

2 1 1

Sold Price

\$522,000Sold Date **23-Jul-20**Distance **0.09km****8/7-13 Dobell Drive Chelsea VIC 3196**

2 1 1

Sold Price

\$445,000Sold Date **30-Jul-20**Distance **0.1km****Baxter Avenue Chelsea VIC 3196**

2 1 1

Sold Price

\$531,500Sold Date **18-Nov-20**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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19 Baxter Court Chelsea VIC 3196

Sold Price

^{RS}

\$590,000

Sold Date

16-Mar-21

2

1

1

Distance

0.61km



1/4 Donald Grove Chelsea VIC 3196

Sold Price

\$550,000

Sold Date

12-Nov-20

2

1

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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