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	Prop	erty type		Unit	Suburb	Chelsea
Period-from	01 May 2020	to	30 Apr 2	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



consumer.vic.gov.au

OBrien Real Estate

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Distance

1.28km

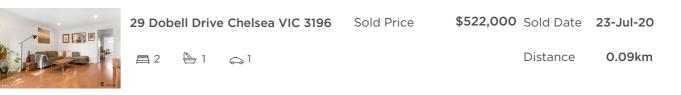


3/15-19 Dobell Drive Chelsea VIC 3196 ☐ 2	Sold Price	\$525,000	Sold Date Distance	05-Dec-20 0.05km
4/28 Sherwood Avenue Chelsea VIC 3196	Sold Price	\$530,000	Sold Date	01-Mar-21

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F	2/28 SI VIC 319	nerwood 96	Avenue Chelsea	Sold Price	\$485,000	Sold Date	15-Dec-20
vinga bos A	昌 2	1	⇔ 1			Distance	1.27km





8/7-13 Dobell Drive Chelsea VIC 3196		Sold Price	\$445,000	Sold Date	30-Jul-20	
昌 2	1	⊜ 1			Distance	0.1km



Baxter Avenue Chelsea VIC 3196	Sold Price	\$531,500 Sold Date 18-Nov-20
🚍 2 🕒 1 🞧 1		Distance 0.51km

RS = Recent sale UN = Undisclosed Sale

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 $\langle \rangle$ **OBrien Real Estate** Peter Helmi P 03 9772 7077 M 0412 524 131

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^{RS}**\$590,000** Sold Date 19 Baxter Court Chelsea VIC 3196 Sold Price 16-Mar-21 0.61km Distance 1 🚔 昌 2 ຸລ1



1/4 Donald Grove Chelsea VIC 3196 Sold Price \$550,000 Sold Date 12-Nov-20 Distance 1.07km

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