

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

1/19 GOLDEN 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2021

to

31 Aug 2022

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

3/34 GOLDEN AVENUE BONBEACH VIC 3196	\$605,000	26-May-22
5/26 BROADWAY BONBEACH VIC 3196	\$615,000	03-Aug-22
1/347 STATION STREET CHELSEA VIC 3196	\$642,000	10-Sep-22

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: 13 September 2022



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**3/34 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 1

Sold Price **\$605,000** Sold Date **26-May-22**

Distance **0.13km**



**5/26 BROADWAY BONBEACH VIC
3196**

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **03-Aug-22**

Distance **0.32km**



**1/347 STATION STREET CHELSEA
VIC 3196**

2 1 1

Sold Price ^{RS} **\$642,000** Sold Date **10-Sep-22**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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