

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

3/78 THAMES PROMENADE 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2022

to

31 Dec 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

3/53-55 BLANTYRE AVENUE CHELSEA VIC 3196	\$591,500	24-Sep-22
2/1A GENOA AVENUE BONBEACH VIC 3196	\$578,000	09-Nov-22
6/34 GOLDEN AVENUE BONBEACH VIC 3196	\$575,000	21-Dec-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: 30 January 2023



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**3/53-55 BLANTYRE AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price

\$591,500

Sold Date **24-Sep-22**

Distance **0.32km**



**2/1A GENOA AVENUE BONBEACH
VIC 3196**

2 1 1

Sold Price

\$578,000

Sold Date **09-Nov-22**

Distance **1.57km**



**6/34 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 1

Sold Price

^{RS} **\$575,000**

Sold Date **21-Dec-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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