

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

2/37 SWAN WALK 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2022

to

30 Jun 2023

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

7/252 STATION STREET EDITHVALE VIC 3196	\$615,000	10-Jun-23
4/27 YORK STREET BONBEACH VIC 3196	\$575,000	17-May-23
20/18-22 GOLDEN AVENUE BONBEACH VIC 3196	\$586,000	13-May-23

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: 7 August 2023



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**7/252 STATION STREET
EDITHVALE VIC 3196**

2 1 1

Sold Price

^{RS}

\$615,000

Sold Date

10-Jun-23

Distance

0.99km



**4/27 YORK STREET BONBEACH
VIC 3196**

2 1 1

Sold Price

\$575,000

Sold Date

17-May-23

Distance

1.38km



**20/18-22 GOLDEN AVENUE
BONBEACH VIC 3196**

2 1 1

Sold Price

\$586,000

Sold Date

13-May-23

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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