

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

2/15 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

\$630,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/22 EMBANKMENT GROVE CHELSEA VIC 3196	\$730,000	06-Jan-25
3/48 GLENOLA ROAD CHELSEA VIC 3196	\$712,000	07-Dec-24
8/13-17 FOWLER STREET CHELSEA VIC 3196	\$705,000	07-Feb-25

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: 15 April 2025

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**2/22 EMBANKMENT GROVE
CHELSEA VIC 3196** 2  1  1

Sold Price

\$730,000

Sold Date

06-Jan-25

Distance

0.09km**3/48 GLENOLA ROAD CHELSEA
VIC 3196** 2  1  1

Sold Price

\$712,000

Sold Date

07-Dec-24

Distance

0.94km**8/13-17 FOWLER STREET CHELSEA
VIC 3196** 2  1  1

Sold Price

\$705,000

Sold Date

07-Feb-25

Distance

1.01km**RS** = Recent sale**UN** = Undisclosed Sale

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