

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

3/51 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/45 Chelsea Road Chelsea VIC 3196	\$555,000	08-Oct-20
1/4 Donald Grove Chelsea VIC 3196	\$550,000	12-Nov-20
2/24 Sherwood Avenue Chelsea VIC 3196	\$540,000	31-Jul-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: 16 December 2020



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1/45 Chelsea Road Chelsea VIC 3196

Sold Price

\$555,000

Sold Date **08-Oct-20**

2

1

1

Distance

0.22km



1/4 Donald Grove Chelsea VIC 3196

Sold Price

^{RS} **\$550,000** ^{UN}

Sold Date **12-Nov-20**

2

1

1

Distance

0.46km



2/24 Sherwood Avenue Chelsea VIC 3196

Sold Price

\$540,000

Sold Date **31-Jul-20**

2

1

1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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