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	1/54 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2019	to	30 Sep 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
1/20 Thames Promenade Chelsea VIC 3196	$920,000	10-Apr-20
50C Catherine Avenue Chelsea VIC 3196	$950,000	18-May-20
3/26 Tarella Road Chelsea VIC 3196	$910,000	19-Mar-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: 02 October 2020

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1/20 Thames Promenade Chelsea VIC 3196

3 2 2

Sold Price **$920,000** Sold Date **10-Apr-20**

Distance **0.3km**

50C Catherine Avenue Chelsea VIC 3196

3 2 2

Sold Price **$950,000** Sold Date **18-May-20**

Distance **0.36km**

3/26 Tarella Road Chelsea VIC 3196

3 2 4

Sold Price **$910,000** Sold Date **19-Mar-20**

Distance **0.54km**

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

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