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	3/76 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,600	Property type	Unit	Suburb	Chelsea
Period-from	01 Jun 2020	to	31 May 2021	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
19 Baxter Court Chelsea VIC 3196	$590,000	16-Mar-21
19 Bardoel Court Chelsea VIC 3196	$610,000	27-Feb-21
9 Pace Crescent Chelsea VIC 3196	$631,000	26-Mar-21

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.~~

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19 Baxter Court Chelsea VIC 3196 Sold Price **$590,000** Sold Date **16-Mar-21**

2 1 1 Distance **0.25km**



19 Bardoel Court Chelsea VIC 3196 Sold Price **$610,000** Sold Date **27-Feb-21**

2 1 1 Distance **0.3km**



9 Pace Crescent Chelsea VIC 3196 Sold Price **$631,000** Sold Date **26-Mar-21**

2 1 1 Distance **0.49km**

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

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