

## 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

6/1A Thames Promenade Chelsea VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2020

to

31 Oct 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

17/334-339 Station Street Chelsea VIC 3196	\$520,000	25-May-21
6/354 Nepean Highway Chelsea VIC 3196	\$540,000	07-Sep-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.

This Statement of Information was prepared on: 15 November 2021



**17/334-339 Station Street Chelsea  
VIC 3196**

 2  1  1

Sold Price

**\$520,000**

Sold Date

**25-May-21**

Distance

**0.28km**



**6/354 Nepean Highway Chelsea  
VIC 3196**

 2  1  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**07-Sep-21**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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