

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/49 Golden Avenue, Chelsea

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$670,000 & \$700,000

### Median sale price

Median price \$600,000 \*House \*Unit X Suburb CHELSEA

Period - From Feb 2017 to Jan 2018 Source Core Logic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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. 1/35 royal Road, Bonbeach	\$714,000	23 Sept 2017
2. 2/47A Golden Ave, Chelsea	\$691,000	4 Dec 2017
3. 3/57 Swan Walk, Chelsea	\$687,000	19 Oct 2017



OBrien Real Estate