

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

2/17 Swanpool Avenue 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

*House

*Unit

X

Suburb

Chelsea

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

2/9 Sherwood Avenue Chelsea VIC 3196	\$605,000	16-Aug-18
6/9 Golden Avenue Chelsea VIC 3196	\$605,000	23-Jun-18
7/13 Golden Avenue Chelsea VIC 3196	\$610,250	06-Oct-18

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 six months.~~

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2/9 Sherwood Avenue Chelsea VIC 3196

Sold Price

\$605,000

Sold Date

16-Aug-18

2

1

2

Distance

0.82km



6/9 Golden Avenue Chelsea VIC 3196

Sold Price

Sold Date

23-Jun-18

2

1

1

Distance

1.25km



7/13 Golden Avenue Chelsea VIC 3196

Sold Price

\$610,250

Sold Date

06-Oct-18

2

1

1

Distance

1.29km

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