

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

1/25 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2020

to

31 Jul 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

3/65 Chelsea Road Chelsea VIC 3196	\$700,000	29-Jun-21
3/51 Golden Avenue Chelsea VIC 3196	\$710,000	22-Mar-21
13B Cross Road Chelsea VIC 3196	\$750,000	10-Feb-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: 06 August 2021

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3/65 Chelsea Road Chelsea VIC 3196

 2  1  1

Sold Price

\$700,000

Sold Date

29-Jun-21

Distance

0.33km



3/51 Golden Avenue Chelsea VIC 3196

 2  1  1

Sold Price

\$710,000

Sold Date

22-Mar-21

Distance

0.99km



13B Cross Road Chelsea VIC 3196

 2  1  1

Sold Price

\$750,000

Sold Date

10-Feb-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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