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	Prop	erty type	ι	Unit	Suburb	Chelsea
Period-from	01 Aug 2020	to	31 Jul 2	021	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



consumer.vic.gov.au



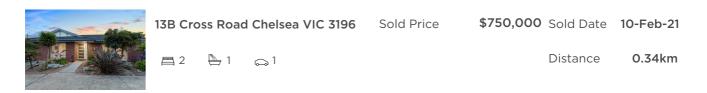
Wendy Smith M 0466 340 203 E wendy.smith@raywhite.com

	12
C o miles	

3/65 Chelsea Road Chelsea VIC 3196			Sold Price	\$700,000	Sold Date	29-Jun-21
昌 2	ڪ 1	⊜ 1			Distance	0.33km



 3/51 G 3196	olden Av	venue Chelsea VIC	Sold Price	\$710,000	Sold Date	22-Mar-21
昌 2	1	⊜ 1			Distance	0.99km



RS = Recent sale UN = Undisclosed Sale

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