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

1/20 Thames Promenade 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	\$939,500	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$615,000	Prope	erty type	e Unit		Suburb	Chelsea
Period-from	01 Mar 2019	to	29 Feb 2	2020	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.

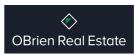
Address of comparable property	Price	Date of sale
2/16 Embankment Grove Chelsea VIC 3196	\$975,000	23-Jul-19
2/46 Argyle Avenue Chelsea VIC 3196	\$950,000	25-Nov-19
71A Rae Avenue Edithvale VIC 3196	\$835,000	31-Oct-19

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: 31 March 2020





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2/16 Embankment Grove Chelsea VIC 3196

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Sold Price

\$975,000 Sold Date 23-Jul-19

Distance

0.16km



2/46 Argyle Avenue Chelsea VIC 3196

\$ 2

Sold Price

\$950,000 Sold Date **25-Nov-19**

Distance 0.68km



71A Rae Avenue Edithvale VIC 3196 Sold Price

\$835,000 Sold Date

Distance

31-Oct-19

1.87km

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RS = Recent sale

UN = Undisclosed Sale

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