

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

1/223 Thames Promenade Chelsea Heights 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/48 Broadway Bonbeach VIC 3196	\$935,000	10-Nov-21
3/35 Bondi Road Bonbeach VIC 3196	\$936,000	19-Oct-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: 08 February 2022



3/48 Broadway Bonbeach VIC 3196 Sold Price **\$935,000** Sold Date **10-Nov-21**

 3  2  1

Distance **1.89km**



3/35 Bondi Road Bonbeach VIC 3196 Sold Price **\$936,000** Sold Date **19-Oct-21**

 3  2  1

Distance **2.34km**

RS = Recent sale

UN = Undisclosed Sale

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