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	Prope	erty type Unit		Suburb	Chelsea Heights		
Period-from	01 Feb 2021	to	31 Jan 2	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.

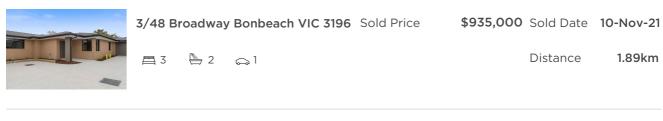
This Statement of Information was prepared on: 08 February 2022



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3/35 Bondi Road Bonbeach VIC 3196		Sold Pri	ce \$9	36,000	Sold Date	19-Oct-21	
E 3	2	G ¹				Distance	2.34km

RS = Recent sale UN = Undisclosed Sale

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