

# 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 8B Beardsworth Avenue, Chelsea, VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$880,000

&

\$930,000

### Median sale price

Median price

\$670,900

Property Type

Townhouse

Suburb

Chelsea (3196)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3/367-369 NEPEAN HIGHWAY, CHELSEA VIC 3196	\$895,000	18/02/2022
2/13 BRIDGES AVENUE, EDITHVALE VIC 3196	\$880,000	11/01/2022
39 BROADWAY, BONBEACH VIC 3196	\$930,000	11/01/2022

This Statement of Information was prepared on: 10/06/2022