

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 1/77 Thames Promenade Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$916,500 *House x *Unit Suburb Chelsea

Period - From Jul 2017 to Jun 2018 Source Core Logic

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
55 Arnold Drive Chelsea	\$738,500	06-Feb-18
2/11 Swanpool Avenue Chelsea	\$713,000	20-Feb-18
4/40 Glenola Road Chelsea	\$715,000	01-Mar-18