

## 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

1/33 Swanpool 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) (\*Delete single price or range as applicable)

Single Price

\$1,079,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Other

Suburb

Chelsea

Period-from

01 May 2019

to

30 Apr 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

63A Chelsea Road Chelsea VIC 3196	\$1,140,000	27-Dec-18
109 Berry Avenue Edithvale VIC 3196	\$1,180,000	25-Nov-18
22 Fraser Avenue Edithvale VIC 3196	\$1,062,500	14-Sep-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: 20 May 2020



**63A Chelsea Road Chelsea VIC 3196** Sold Price **\$1,140,000** Sold Date **27-Dec-18**

4 3 2

Distance **0.55km**



**109 Berry Avenue Edithvale VIC 3196** Sold Price **\$1,180,000** Sold Date **25-Nov-18**

4 2 2

Distance **0.73km**



**22 Fraser Avenue Edithvale VIC 3196** Sold Price **\$1,062,500** Sold Date **14-Sep-19**

4 3 2

Distance **0.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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