

## 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

74 Swan Walk 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

or range  
between

\$595,000

&

\$654,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/47 Thames Promenade Chelsea VIC 3196	\$638,000	18-Sep-19
1/28 Embankment Grove Chelsea VIC 3196	\$650,000	06-Jul-19
1/29 Sherwood Avenue Chelsea VIC 3196	\$650,000	15-Jun-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: 27 November 2019



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**1/47 Thames Promenade Chelsea VIC 3196**

Sold Price

**\$638,000**

Sold Date

**18-Sep-19**

2

1

2

Distance

**0.18km**



**1/28 Embankment Grove Chelsea VIC 3196**

Sold Price

**\$650,000**

Sold Date

**06-Jul-19**

2

1

2

Distance

**0.42km**



**1/29 Sherwood Avenue Chelsea VIC 3196**

Sold Price

Sold Date

**15-Jun-19**

3

1

1

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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