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 (*Delete single price or range as applicable)

Single Price	or range between	\$595,000	&	\$654,500
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Prope	erty type	ype Unit		Suburb	Chelsea
Period-from	01 Nov 2018	to	31 Oct 2	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

Distance

0.18km



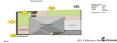
1/28 Embankment Grove Chelsea

\$ 2

Sold Price

\$650,000 Sold Date

06-Jul-19



VIC 3196

3010 Price

Distance

0.42km



1/29 Sherwood Avenue Chelsea VIC Sold Price 3196

Sold Date

15-Jun-19

≡ 3

= 2

= 2

₾ 1

₾ 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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